

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

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

APPEARANCE FOR: William Getzoff

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8221-8227 South State Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of establish a proposed religious assembly (Church).

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

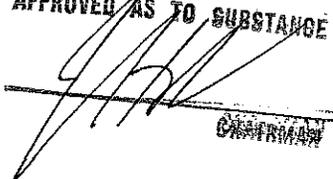
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; 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; 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 church.

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:

Signature Bank

CAL NO.: 56-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

6330-6420 N. Northwest Highway

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

ACTION OF BOARD-

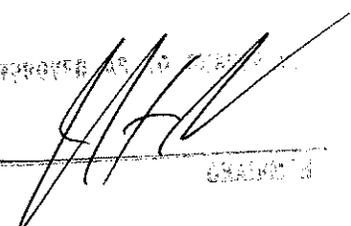
WITHDRAWN ON MOTION OF THE APPLICANT

FEB 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO FORM

CHAIRMAN

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

APPLICANT: Cash America, Inc. of Illinois **CAL NO.:** 97-11-S
APPEARANCE FOR: John Fritchey **MINUTES OF MEETING:**
 May 20, 2011
APPEARANCE AGAINST: Dean Maragos
PREMISES AFFECTED: 3201 W. North Avenue

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

ACTION OF BOARD-
APPLICATION DENIED

THE VOTE

FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

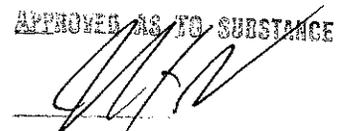
JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

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 May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 Cash America would like to establish a pawn shop at this location; the applicant is a national established business and has approximately 700 stores in 20 states and is a publically traded company; the applicant testified that in Illinois, Cash America only operates as a pawn shop; Edward Anderson testified that customers can bring an item in and receive a loan for the value of the item; if the customer does not repay the loan, the items is sold. Mr. Anderson stated that approximately 75% of items are redcemed by the borrower. In order to pawn an item 2 forms of identification are required and information about goods used as collateral are entered into a data base daily; the proposed site has been vacant for more than a year and the applicant will invest in the property to build out the location to fit their needs; there are approximately 17 locations in the Chicagoland area and have recently had two other locations approved that were in close proximity to other pawn shops; Ms. Arianne Willard testified that she is a certified residential appraiser that has testified before the Board previously; Ms. Willard stated that she visited the site and found that, in her opinion, there would not be a depreciation in values in the surrounding community. She testified that she also examined similar neighborhoods where pawn shops were located and found that there was not a negative impact on those areas as well. Objector's in this matter as represented by Dean Maragos testified that the use would not be in character with the community; they are opposed to the establishment of a pawn shop at this location. There is another pawn shop that is located approximately two blocks to the West of the subject site. There have been community meetings, and at the meetings there has been a turn out of community residents that are opposed to the establishment of a pawn shop at this location. The community residents testified that the location of a pawn shop at this location would increase the amount of crime in the area and would pose a danger to children and elderly residents of the neighborhood; Mr. Elind Medina testified that the community has had a development plan for the area with regards to the type of businesses that they would like to see established and a pawn shop was not a component of the plan; Mr. Michael Marous testified that the establishment of a pawn shop at this location would become a destabilizing factor in the community by an increase in crime and would drive down commercial rent

APPROVED AS TO SUBSTANCE


rates as well as property values; the Board finds that the objectors in this matter have supplied sufficient evidence and testimony to find that the use does not comply with all of the standards for the granting of a special use and therefore is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not 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 not designed to promote pedestrian safety and comfort: it is therefore

RESOLVED, that the aforesaid special use request be denied. The Department of Housing and Economic Development recommends denial of the proposed pawn shop as the applicant has not met the criteria as set forth in 17-13-0905-A and the proposed use is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of the neighborhood or the community due to the proximity of similar uses in close proximity to this proposed location.

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

APPLICANT: Bill's Recovering Communities, LLC **CAL NO.:** 124-11-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
May 20, 2011

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

FEB 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

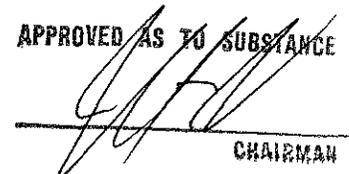
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 use has been in existence since 1994; they were cited for not have the proper license for the facility; the applicant wishes to legalize the existing operation; expert testimony was offered that because the use has been in existence for many years and there has been no negative impact on the surrounding community and that the use 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 transitional residence, provided that there are no more than ten clients residing at this facility.

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:

May 20, 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 JUNE 17, 2011

THE VOTE

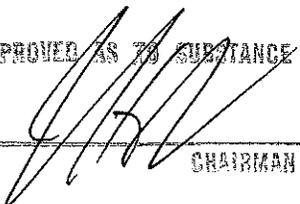
FEB 22 2012

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: S & J Mobile Inc. **CAL NO.:** 134-11-S
APPEARANCE FOR: Justin Strain **MINUTES OF MEETING:**
 May 20, 2011
APPEARANCE AGAINST: None
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-
 APPLICATION APPROVED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

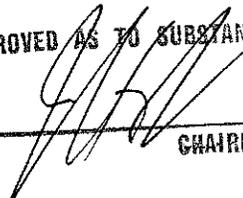
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 station has been in existence for over 20 years and that in order to remain a viable business he has to redevelop the property; the applicant shall be permitted to establish a gas station with an accessory drive through car wash; 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 the 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 gasoline station and accessory drive through car wash, provided the development is constructed consistent with the layout and design represented on the site and landscape plan, and building elevations, prepared by FHS Design + Build, LLC 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: Darrell Haywood d/b/a/ North and Cicero Gold & More

CAL NO.: 136-11-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING: May 20, 2011

APPEARANCE AGAINST: None

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- APPLICATION APPROVED

THE VOTE

FEB 22 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 for each member.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 proposed valuable objects dealer license; 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 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 valuable objects dealer's license.

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

APPROVED BY THE CHAIRMAN (Signature) CHAIRMAN

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

APPLICANT: Oluwole LLC

CAL NO.: 144-11-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4507 N. Sheridan Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

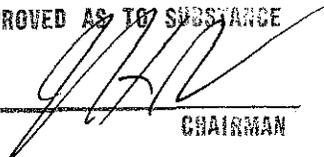
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 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:

Hani Omar

CAL NO.: 145-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

4518 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 proposed hookah smoking license.

ACTION OF BOARD-

CASE CONTINUED TO JULY 15, 2011

THE VOTE

FEB 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

[Handwritten Signature]
APPROVED BY THE BOARD
DATE: 02/22/12

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

APPLICANT: Hani Omar

CAL NO.: 146-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4518 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed public place of amusement license for a DJ and dancing which shall be located with 125' of a residential zoning district.

ACTION OF BOARD-
CASE CONTINUED TO JULY 15, 2011

THE VOTE

FEB 22 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: Sprint CAL NO.: 147-11-S

APPEARANCE FOR: Adam Lasker MINUTES OF MEETING: May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11582 S. Michigan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed 100 foot wireless monopole tower.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

FEB 22 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 May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 100 foot monopole tower will be replacing an existing tower that is currently located approximately two blocks away from 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 wireless tower, provided the applicant complies with the site and landscape plans by Fullerton Engineering Consultants dated May 12, 2011.

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over the 'APPROVED AS TO SUBSTANCE' stamp.

CHAIRMAN

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

APPLICANT: Andres Grajeda CAL NO.: 148-11-S
APPEARANCE FOR: Same MINUTES OF MEETING: May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5030 S. Western Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

FEB 22 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 May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

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

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Montesorori Academy of Chicago CAL NO.: 149-11-S

APPEARANCE FOR: Gary Wigoda MINUTES OF MEETING: May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1335 W. Randolph Street

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 school/ day care.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

FEB 22 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 for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has previously appeared before the Board in Cal. No. 115-09-S to establish a school at this location; the applicant now wishes to expand on that special use; the applicant shall be permitted to expand an existing school / day care; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

Handwritten signature and official stamp.

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

APPLICANT: Montessori Academy of Chicago CAL NO.: 150-11-S
APPEARANCE FOR: Gary Wigoda MINUTES OF MEETING: May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 111-17 N. Ada Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed required off-site parking lot within an existing 1 story warehouse building to serve a proposed expanded school/ day care center at 1335 W. Randolph Street.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

FEB 22 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 for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use to expand an existing school/ day care facility was granted in Cal. No. 149-11-S; the applicant shall now be permitted to establish a required off-site parking lot to serve the expanded school / day care at 1335 W. Randolph Street; expert testimony 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 off-site parking lot.

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over a horizontal line.

CHAIRMAN

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

APPLICANT: Montessori Academy of Chicago **CAL NO.:** 151-11-Z
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:**
 May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 111-17 N. Ada Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to permit shared parking for two non-residential uses.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

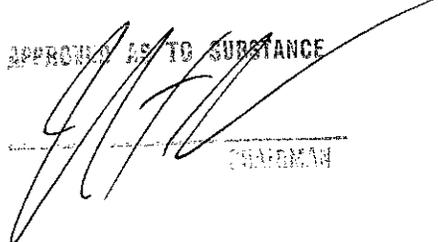
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant was granted a special use at this location (Cal. No. 150-11-S) to establish an off-site parking lot which will serve that school at 1335 W. Randolph ; the applicant shall also be granted permission to establish shared parking for two non-residential uses at this location; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: 5141 N Western LLC

CAL NO.: 152-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5141 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 establish residential use below the second floor.

ACTION OF BOARD-
CASE CONTINUED TO JULY 15, 2011

THE VOTE

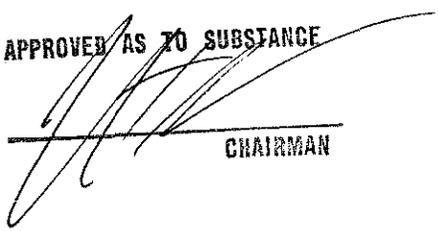
FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	AUSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Mia Property Acquisitions, LLC **CAL NO.:** 153-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2519-21 N. Ashland Avenue

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

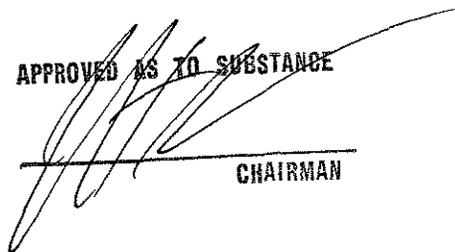
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor; 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 establishment of a residential use below the second floor.

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 Partnership Bank

CAL NO.: 154-11-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 101 E. 35th 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 drive-through facility to serve a proposed bank.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

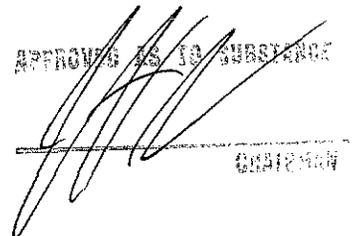
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through to serve a bank; 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 drive-through facility to serve a proposed financial institution.

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: McDonald's USA LLC

CAL NO.: 155-11-S

APPEARANCE FOR: Timothy Hinchman

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8321 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed expansion of an existing drive-through facility to serve an existing fast food restaurant

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

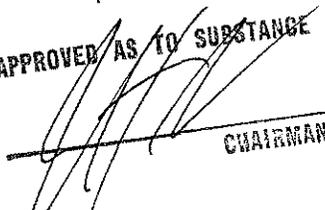
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing drive through facility which will serve an existing restaurant; the applicant testified that the expansion is needed to help improve service to their customers; the testimony of the appraiser was that because the use is existing and 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 expansion of the existing drive-through facility, provided the development is constructed consistent with the layout and design represented on the site plans dated May 19, 2011 by Watermark Engineering Resources Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Composts, LLC **CAL NO.:** 156-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3002 E. 122nd Street / 12000-12100 S. Burley 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 Class III recycling facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

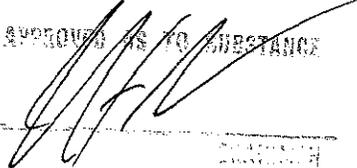
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 Class III recycling facility at the subject site; the applicant testified that materials recycled would be food waste; The applicant has signed a twenty year lease for the property; the primary activity at the site would be food composting; the applicant will mix food with yard waste and then the final product will be sold to farmers and other customers; the testimony of the appraiser was that the use is located in a Planned Manufacturing District and would not have a negative impact on the surrounding community and is in character with the area; further expert testimony was offered was 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 Class III recycling facility, provided the development is constructed consistent with the layout and design represented on the site and landscape plans dated May 20, 2011.

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: Erasmo Chaidez

CAL NO.: 157-11-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: George Frayn

PREMISES AFFECTED: 4014 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the east setback from the minimum 2.4' to zero, the rear setback from 37.62' to zero, to allow for an 8' high solid wood fence and an 8' high rolling metal gate for an existing residential building.

ACTION OF BOARD-
VARIATION DENIED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

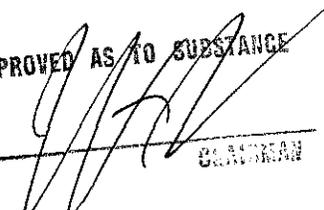
AFFIRMATIVE	NEGATIVE	AUSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter stated that he is requesting to construct an 8' foot privacy fence and a rolling gate which would be located in front of his garage door; Mr. Chaidez stated he needs the fence because the property is located on a one way street that goes North. He testified that his home and garage have sustained damage from the traffic that utilizes the alley which is located next to his home; Mr. George Frayn, a resident and business owner stated that if permitted, the fence would change the character of the neighborhood and would have a negative impact that is located across the alley from the subject site; the Board finds that there is not a practical hardship for the fence or the gate and that the applicant would be permitted to erect a six foot fence as a matter of right; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will 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 deny a variation in the application of the district regulations of the zoning ordinance.

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

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

APPLICANT: Ivan Leveille Nizerolle **CAL NO.:** 158-11-A

APPEARANCE FOR: Warren Silver **MINUTES OF MEETING:**

May 20, 2011

APPEARANCE AGAINST: Thomas Moore

PREMISES AFFECTED: 862 W. Roscoe Street

NATURE OF REQUEST: Application for a Objector's Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of objector's appeal of the decision of the office of the Zoning Administrator in granting and administrative adjustment for the property at 862 W. Roscoe Street.

ACTION OF BOARD-

THE APPELLANT HAS FAILED TO RECEIVE THREE AFFIRMATIVE VOTES.

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
X		

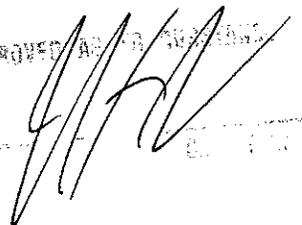
THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011; and

WHEREAS, the district maps show that the premises is located in an RM-5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter has filed an objector's appeal to reverse the decision of the Zoning Administrator in the granting of an administrative adjustment. Mr. Ivan Nizerolle testified that he was opposed to the granting of the adjustment because the resulting structure would negatively impact his building and would affect the light and air to his property. Pursuant to Section 17-13-1207, the appellant has failed to receive the concurring vote of three board members. The appeal is sustained and the decision of the Zoning Administrator is affirmed.

APPROVED AS TO FORM AND CONTENT


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

APPLICANT: Steven Florsheim & Jennifer Friedes **CAL NO.:** 159-11-Z

APPEARANCE FOR: Bernard Citron **MINUTES OF MEETING:**
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3858 N. Marshfield Avenue / 1637 W. Byron Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the combined set setback from the required 14.2' to 5.54' (4.17' on the east and 1.375' on the west) for a proposed two-story addition with basement and with a rooftop stair enclosure and a rooftop deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 22 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:

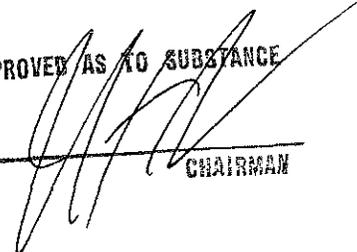
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

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 in this matter that he has a large family and his current home does not provide enough space; the applicant shall be permitted to reduce the combined set setback from the required 14.2' to 5.54' (4.17' on the east and 1.375' on the west) for a proposed two-story addition with a basement, a rooftop stair enclosure and a rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Hartej Sood

CAL NO.: 160-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1736 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the total combined side setback from the required 4.8' to 2'-6 1/2" (6" on the north, 2'- 1/2" on the south) and to reduce the rear yard setback from 34.16' to 22'-4" for a three-story single family residence with a rear partial above grade walkway and attached two-car garage with a roof deck.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

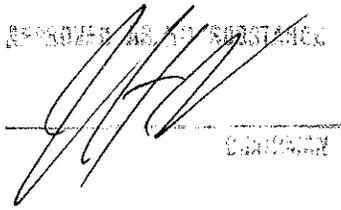
THE VOTE

FEB 22 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: Juan Miranda CAL NO.: 161-11-Z

APPEARANCE FOR: Same MINUTES OF MEETING: May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6426 S. Talman 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 8.87' for a two-story open porch and stair to an existing 2 story residential building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

FEB 22 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 for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 variation is needed to replace the existing spiral staircase; the applicant shall be permitted to reduce the front setback to 8.87' for a two-story open porch and stair to an existing 2 story residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Peter Jakovenko **CAL NO.:** 162-11-Z
APPEARANCE FOR: Paul Kulas **MINUTES OF MEETING:**
May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4136 N. Monitor Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the combined setback from the required 9' to 1.91' (.54' on the south, and 1.375' on the north) for a one story rear addition and a rear second floor open deck to an existing one story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

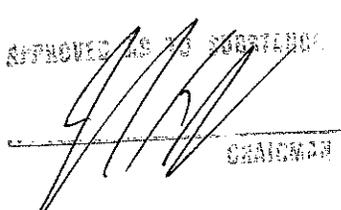
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the combined setback to 1.91' (.54' on the south, and 1.375' on the north) for a one story rear addition and a rear second floor open deck to an existing one story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Commonwealth Ventures, LLC **CAL NO.:** 163-11-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1968-70 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the maximum walking travel distance of 600 feet, by not more than 25% to 625.25 feet to establish three off-site parking spaces located at 4501 N. Damen Avenue.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

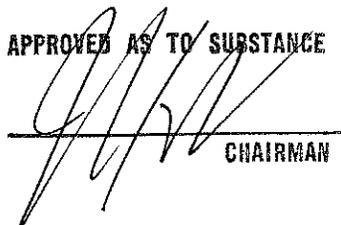
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the maximum walking travel distance of 600 feet, by not more than 25% to 625.25 feet to establish three off-site parking spaces located at 4501 N. Damen Avenue which will serve an existing restaurant; 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: JEK Enterprises

CAL NO.: 164-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4626 N. Kilpatrick 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 10'-4" for a proposed one story open porch for a single family residence converted from a two dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

FEB 22 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]
CHAIRMAN

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

APPLICANT: Sarah Breitlander **CAL NO.:** 165-11-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1934 N. Bissell Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required side yard combination from the required 4.7' to 0.74' on the north and 2.55' on the south, to reduce the required 16.8' rear setback to zero and the rear yard open space to zero to allow a third and fourth floor addition to an existing two-story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 22 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 May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 current single family residence only has one bedroom and that more space is needed; the applicant shall be permitted to reduce the required side yard combination 0.74' on the north and 2.55' on the south, to reduce the rear setback to zero and the rear yard open space to zero to allow a third and fourth floor addition to an existing two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

APPLICANT: Dan Kravitz **CAL NO.:** 166-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2048 W. Race Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required total side yard combination from 4.8' to 3.0' on the east and 0.4' on the west and to increase the floor area ratio by not more than 15% (118.8 square feet) of what existed prior to the passage of the ordinance for a proposed second floor addition to an existing two and one half story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

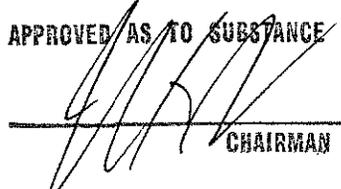
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 total side yard combination to 3.0' on the east and 0.4' on the west and to increase the floor area ratio by not more than 15% (118.8 square feet) of what existed prior to the passage of the ordinance for a proposed second floor addition to an existing two and one half story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: IBT Food Enterprises - Tina Kimbrough **CAL NO.:** 167-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5741-43 S. Halsted Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement license to be located within 125' of a residential zoning district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

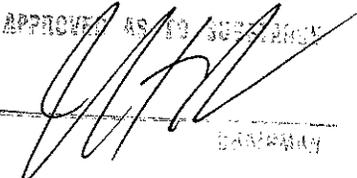
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 banquet hall which would require a public place of amusement license; the applicant shall be permitted to establish a public place of amusement license which shall be located within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHICAGO

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

APPLICANT: 24 Seven Outdoor LLC

CAL NO.: 168-11-A

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: Edward Varndell

PREMISES AFFECTED: 1630 N. Milwaukee Avenue

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow an off-premise advertising sign which is located pedestrian street. which exceeds the permitted square footage. The city has determined the sign has been abandoned since 2009 thru 2010 and a new sign was erected without permits.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

FEB 22 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:

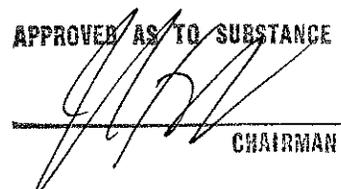
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011; and

WHEREAS, the district maps show that the premises is located in an B3-3 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant testified and provided photos of the subject site. The appellant testified that although there is not currently a sign at the subject site, there have been signs at the location in the past and that the use was never abandoned. Steve Valenziano, for the City of Chicago testified that even though there may have been a sign at the location in the past, the sign was never legally established with a permit and therefore does not have a non-conforming status. The Board finds that the Zoning Administrator has not made an error in her determination and therefore the decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chicago Board of Education **CAL NO.:** 169-11-S
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5448-58 W. Montrose Avenue/ 4401-11 N. Linder Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site parking lot with 46 parking spaces to serve a high school at 4355 N. Linder Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

FEB 22 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 May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 with 46 spaces which will serve a high school at 4335 N. Linder; 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 off-site parking lot, provided the applicant complies with the site plan by EnviroControl System Design Inc. dated April 4, 2011.

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

APPROVED AS TO SUBSTANCE

[Signature]
 CHAIRMAN

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

APPLICANT: Michael Polsky

CAL NO.: 170-11-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 25 E. Banks Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from the required 32.48' to 9.10', the south setback from 3.41' to 1', to exceed the floor area ratio by not more than 15% (431.17 square feet) of the floor area that has been in existence for more than 50 years for a rear one-story connecting breezeway and a four story elevator and stair addition.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 22 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:

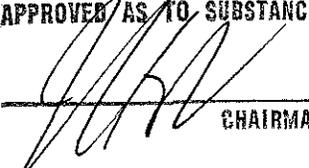
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback from the required 32.48' to 9.10', the south setback from 3.41' to 1', to exceed the floor area ratio by not more than 15% (431.17 square feet) of the floor area that has been in existence for more than 50 years for a rear one-story connecting breezeway and a four story elevator and stair addition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Sally Alatalo CAL NO.: 171-11-Z

APPEARANCE FOR: Thomas Ramsdell MINUTES OF MEETING: May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2558 W. Cortez Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the east setback from the required 5.55' to 3.01', and to permit the division of a zoning lot.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

FEB 22 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 for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 east setback to 3.01', and to permit the division of a zoning lot; 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.

Handwritten signature and stamp: RESOLVED AND APPROVED CHAIRMAN

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

APPLICANT: Ceasar Martinez

CAL NO.: 172-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1142 W. Taylor Street

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

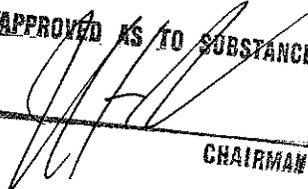
THE VOTE

FEB 23 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: Claire Gough DBA Charm Boutique Salon **CAL NO.:** 173-11-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4919 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

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

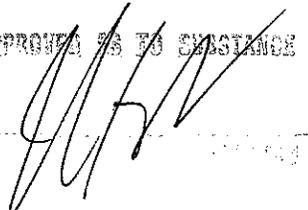
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 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


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

APPLICANT: Growing Power, Inc.

CAL NO.: 174-11-S

APPEARANCE FOR: Endy Zemenides

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3333 S. Iron 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 Class III recycling facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

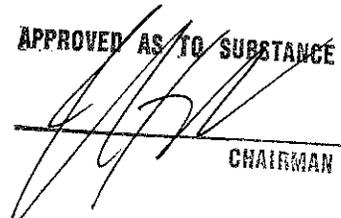
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 Class III recycling facility; 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 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 Class III recycling facility, provided the development is constructed consistent with the layout and design represented on the site and landscape plans dated May 16, 2011 by OKW Architects.

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:

Duff Dogs

CAL NO.: 175-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

4835 N. Austin Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO JUNE 17, 2011

THE VOTE

FEB 22 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: BHB & Cafe Management Co. LLC CAL NO.: 176-11-S
APPEARANCE FOR: John Fritchey MINUTES OF MEETING:
May 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1916 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 roof top outdoor patio to serve an existing restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 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 May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 which will serve an existing restaurant; 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 outdoor rooftop patio, subject to all Outdoor Patio License restrictions and requirements.

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



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

APPLICANT: Lakeshore Outdoor Advertising Inc. **CAL NO.:** 177-11-S

APPEARANCE FOR: Patrick Thompson **MINUTES OF MEETING:**
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1801 S. Canal 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- premise advertising sign in PMD-11

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

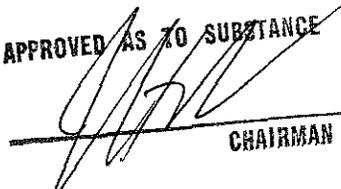
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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- premise advertising sign at the subject site; expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use; further testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lien Ly

CAL NO.: 178-11-S

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5217 W. Fullerton 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

FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

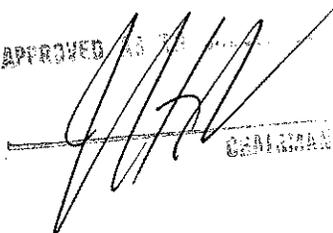
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 FORM AND CONTENT

CHAIRMAN

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

APPLICANT: Norflo Holding Corporation
D/B/A Room 43, The Venue

CAL NO.: 179-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue/ 1050 E. 43rd 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 accessory off-site parking lot to accommodate 35 of the 39 required parking spaces to serve an existing restaurant and banquet hall facility located at 1039-43 E. 43rd Street.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

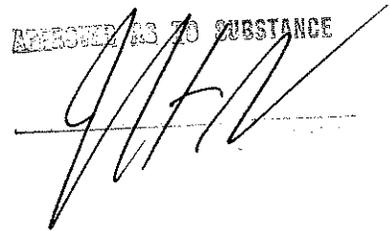
THE VOTE

FEB 22 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: Norflo Holding Corporation
d/b/a/ Room 43, The Venue

CAL NO.: 180-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
May 20, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue / 1050 E. 43rd Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of variation to permit shared parking for two non-residential uses and to reduce the required 39 parking spaces by no more than 20% for a total of 35 parking spaces.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

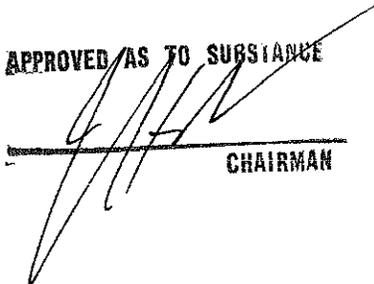
FEB 22 2012

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: Standard Parking Corporation **CAL NO.:** 181-11-S

APPEARANCE FOR: Kate Duncan **MINUTES OF MEETING:**
May 20, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1901-27 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 proposed non-accessory parking in an existing parking lot.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

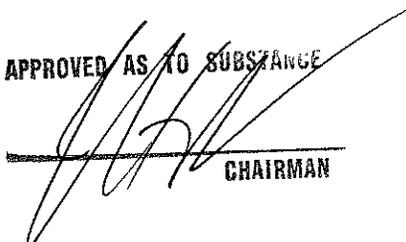
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-accessory parking which shall be located in an existing parking lot; the applicant testified that the parking would be utilized by the United Center employees and patrons; the existing parking lot is currently used by Malcolm X College and the applicant would be sharing parking with the school during events at the United Center; the testimony of the appraiser was that use would not have a negative impact on the surrounding community and is compatible with the neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN