

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

APPLICANT:

Hani Omar

CAL NO.: 145-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 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

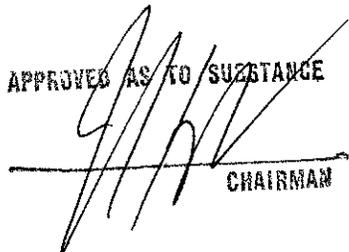
THE VOTE

APR 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:

Hani Omar

CAL NO.: 146-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 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-

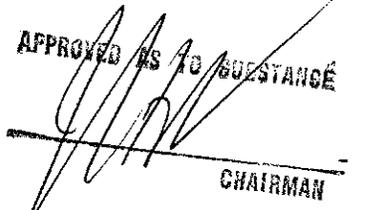
CASE CONTINUED TO JULY 15, 2011

THE VOTE

APR 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:

5141 N Western LLC

CAL NO.: 152-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 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

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

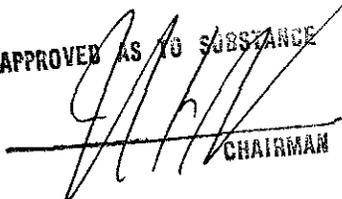
JONATHAN SWAIN

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: William Hughson

CAL NO.: 187-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2244 N. Dayton

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the allowable floor area ratio by not more than 15%, to reduce the front yard setback from the required 14.88' to zero and reduce the north side yard setback from the required 2.34' to 1.05' for additions to an existing single family residence.

ACTION OF BOARD-
CASE CONTINUED TO JULY 17, 2011

THE VOTE

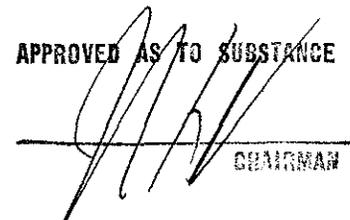
APR 23 2012

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: Chicago Title Land Trust CAL NO.: 195-11-S

APPEARANCE FOR: James Banks MINUTES OF MEETING: July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 639 W. Deming Place, Unit 1

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 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 July 15, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a vacation rental unit 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 vacation rental unit provided the applicant restricts the check-in/ check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior of the building with 24-hour property contact information.

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:

GVP Abbot LLC

CAL NO.: 204-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

1952 N. Orchard Street

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 the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residence.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

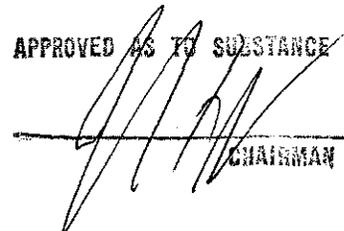
APR 23 2012

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: Jeff Michael CAL NO.: 206-11-S

APPEARANCE FOR: John Pikarski MINUTES OF MEETING: July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2523-25 W. Lawrence Avenue/ 4747-59 N. Maplewood Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for conversion from a 42 dwelling unit building with ground floor commercial space to 31 dwelling unit building with 7 ground floor residential units.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 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 July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 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 for a 31 dwelling unit building. Seven dwelling units will be located on the ground floor. 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 establishment of a residential use below the second floor, provided it is constructed consistent with the building elevations by ABD & Associates Ltd. Dated July 11, 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: Susana Luna D/B/A Beauty Salon CAL NO.: 227-11-S

APPEARANCE FOR: MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3316 W. Lawrence Avenue

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

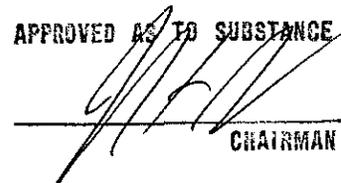
ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

APR 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: Maria Rivera **CAL NO.:** 228-11-S
APPEARANCE FOR: Dolores Quiroz **MINUTES OF MEETING:**
July 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3737 W. 26th Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

APR 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		

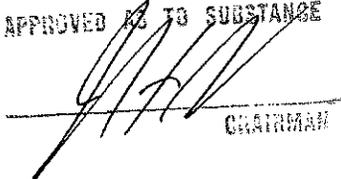
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 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 addition in question was existing when the building was purchased over thirty years ago. The addition has always functioned as a tavern and needs to be legalized so that a permit may be obtained to repair the building; the testimony of the appraiser was that because the use is existing, therefor would not have a negative impact on the community and is in character with the neighborhood; further testimony was offered that the use complies with 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 tavern.

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: Tri-State Financial Services, Inc. CAL NO.: 229-11-S

APPEARANCE FOR: MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3918-20 N. Cicero Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

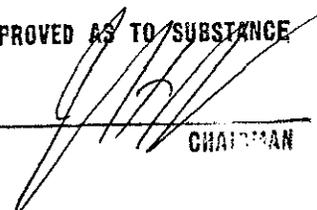
APR 23 2012

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:

Devon Realty, Inc.

CAL NO.: 231-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

5364 W. Devon Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

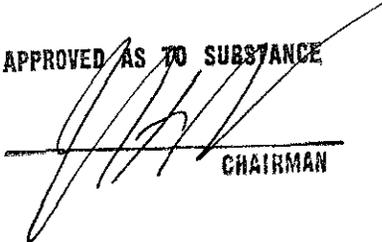
GIGI McCABE-MIELE

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: Kenyaetta Laury

CAL NO.: 232-11-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3241 W. 16th 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 braid & barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair braiding/ barber shop; 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 braid and barber shop.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Saul Lechuga

CAL NO.: 233-11-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3850 W. 26th 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 hair salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

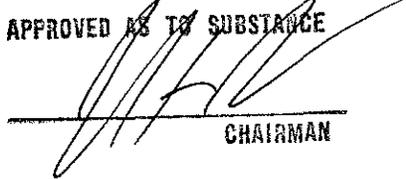
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed hair 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: British School of Chicago LLC **CAL NO.:** 234-11-S

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1440-46 N. Dayton Street/ 834-48 W. Eastman 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 school on the 1st floor of an existing three story office building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

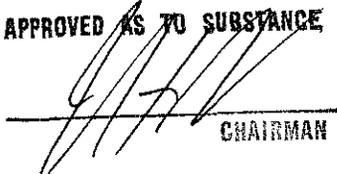
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 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 school which will be located on the first floor of an existing three story office building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 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 an existing school.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1626 W. Ohio, Inc. **CAL NO.:** 235-11-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 July 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1626 W. Ohio

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 zero and the west setback to zero for a proposed 2 car garage with an open porch stair system for rooftop and roof deck access for an existing 2-story single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

APR 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		

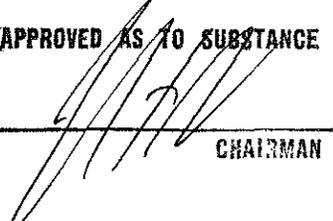
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to zero and the west setback to zero for a 2 car garage with an open porch stair system for rooftop and roof deck access for an existing 2-story single family residence; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Akkade, Inc.

CAL NO.: 236-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4101-15 W. Lake 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-
WITHDRAWN ON MOTION OF THE APPLICANT

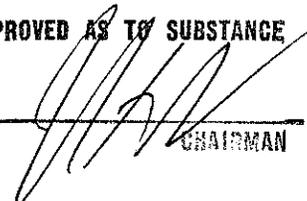
THE VOTE

APR 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: Terry Tsang

CAL NO.: 237-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 6216 N. Kedvale Ave.

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north setback from the required 4.95' to 3.95' a south side setback of 5.50' and to reduce the total combined side yard setback from 14.85' to 9.45' for a two- story single family residence with a two story open deck and basement.

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

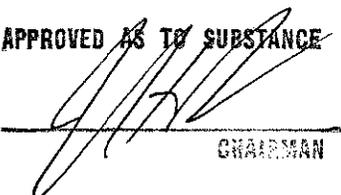
APR 23 2012

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: Rebecca Shunick Salons, LLC
d/b/a "b. A Salon on Armitage"
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: Helene March, Susan Sabel
PREMISES AFFECTED: 1022 W. Armitage, Unit A

CAL NO.: 238-11-S

MINUTES OF MEETING:
July 15, 2011

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

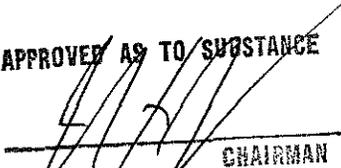
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June30, 2010 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to establish a beauty salon at this location; she testified that she has been a beautician for 17 years. She is in the process of purchasing the subject site so that she may operate a salon at the location; the applicant stated that she has built a clientele in the neighborhood where she wishes to establish her shop; she stated that there will be seven employees at this location; eight styling stations, a reception/ waiting area and a waxing room as well as a rest room area; the hours will be Monday thru Friday 9:00 A.M. - 9:00 P.M., Saturday from 9:00 A.M.- 5:00 P.M. and Sundays 11:00 A.M.- 5:00 P.M.; Sylvester Kerwin, appraiser, testified for the applicant that the use is compatible with the surrounding community and is in character with the neighborhood in which it is located; Mr. Kerwin stated that the proposed use meets all of the criteria for the granting of a special use and that the surrounding businesses offer a variety of services to the densely populated area; the objector, Helene March, owner of Salon 1800 stated that she has been at her location for over 20 years. She testified that the existing businesses in the area are currently struggling and that the addition of another salon would have a negative impact on the other businesses in the area; the Board will permit the applicant to establish a beauty salon 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: Eric Larson, Larson Bros Properties
 LLC-2842-4 W. Augusta
APPEARANCE FOR: Same
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1000 N. Mozart Street

CAL NO.: 239-11-Z

MINUTES OF MEETING:
 July 15, 2011

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from the required 2.0' to 0.04' for a proposed 3 story open porch and to establish a driveway off of Augusta due to the location of utility poles in the alley.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 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		

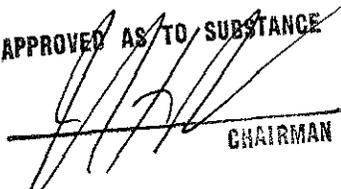
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 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 is requesting variations so that he may replace the existing porch; the proposed porch will be constructed in the same location; the applicant is also requesting to legalize an existing driveway which is accessed from Augusta; there are utility poles located in the alley which would prevent access to parking in the rear; the applicant shall be permitted to reduce the north side setback to 0.04' for a proposed 3 story open porch and to establish a driveway off of Augusta; 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: Donald Yesnik

CAL NO.: 240-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2316 W. Grace Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 19.8' to 9.26' and the required side yard from 2.3' to zero for a two - story open front balcony to an existing two-story building.

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

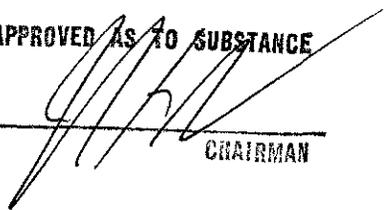
THE VOTE

APR 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: Donald Yesnik CAL NO.: 240-11-Z
APPEARANCE FOR: Same MINUTES OF MEETING: July 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2316 W. Grace Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 19.8' to 9.26' and the required side yard from 2.3' to zero for a two -story open front balcony to an existing two-story building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

APR 23 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, Lori Healey, and Sam Toia, all marked with an '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 August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 9.26' and the required side yard to zero for a two-story open front balcony to an existing two-story building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Central Federal Savings and Loan Association

CAL NO.: 241-11-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING: July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2827 N. Clark

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed bank within 600 feet of another bank on a pedestrian street.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 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 July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 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 testified that they will be relocating an existing bank to the proposed site; the applicant shall be permitted to establish a bank which shall be located within 600 feet of another bank on a pedestrian street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; there would be no negative impact because the bank is relocating and there will not be an addition of a bank to the area; 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 bank, as this is the relocation of an existing bank branch in the area and not a new financial institution.

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: Esther A. Scorte **CAL NO.:** 242-11- Z
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 19, 2011
PREMISES AFFECTED: 2053-55 N. Lawndale Ave.

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 15' rear yard to 8.06'; and the enclosure of an existing 3-story original open porch to maintain the existing 3-story 4 dwelling unit and to establish a 62.47' x 50' lot.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

APR 23 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

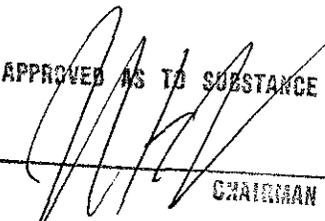
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 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 rear yard to 8.06'; and to enclose the existing 3-story original open porch to maintain the existing 3-story 4 dwelling unit and to establish a 62.47' x 50' 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.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Esther A. Scorte

CAL NO.: 242-11- Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

2053-55 N. Lawndale Ave.

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 15' rear yard to 8.06'; and the enclosure of an existing 3-story original open porch to maintain the existing 3-story 4 dwelling unit. And to establish a 62.47' x 50' lot.

ACTION OF BOARD-

CASE CONTINUED TO AUGUST 19, 2011

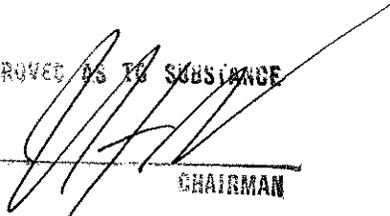
THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Hugh D. Sullivan

CAL NO.: 243-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

1521 N. State Parkway

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north setback to zero. The south setback to 2'-6" and to reduce the rear setback from 36.4' to 19.76' and not to exceed 15% of the existing floor area 1,081 square feet and to increase the height from 45' to 47'-2" for a 4th floor addition and two separate 4 story additions.

ACTION OF BOARD-

CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

APR 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: Hugh D. Sullivan

CAL NO.: 243-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1521 N. State Parkway

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north setback to zero. The south setback to 2'-6" and to reduce the rear setback from 36.4' to 19.76' and not to exceed 15% of the existing floor area 1,081 square feet and to increase the height from 45' to 47-2" for a 4th floor addition and two separate 4 story additions.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

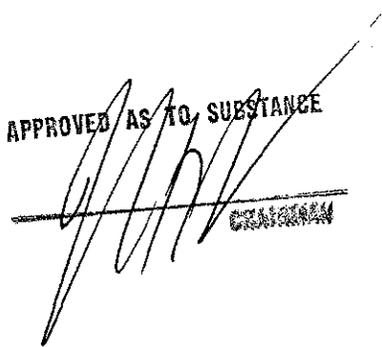
APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

A large, stylized handwritten signature in black ink is written over a rectangular stamp. The stamp contains the text "APPROVED AS TO SUBSTANCE" and a date "JUL 15 2011".

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

APPLICANT: Chicago Board of Education **CAL NO.:** 244-11-S

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4441-51 N. Dover Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site accessory parking lot for an existing public elementary school.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

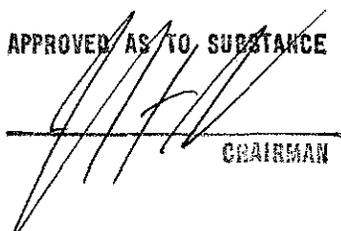
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site accessory parking lot which shall serve an existing public elementary school; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further 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 it is constructed consistent with the landscape plan by BLDD Architects inc. dated May 6, 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: Chicago Board of Education **CAL NO.:** 245-11- Z

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4441-51 N. Dover Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce front yard setback to 7'-8" instead of required 30' and reduce north and south side yard setback to zero; instead of the required 12' to allow accessory parking lot for an existing public elementary school.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

APR 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		

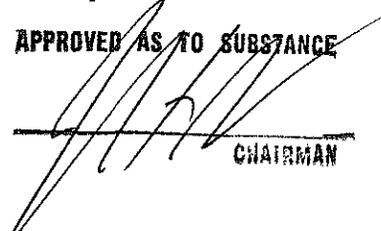
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this location in Cal. No. 244-11-S to permit an off-site accessory parking lot; the applicant shall also be permitted to reduce front yard setback to 7'-8" and reduce north and south side yard setback to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

applicant has been informed by the Zoning staff that the funeral home is a permitted use at the new location and that, further, Zoning has determined that eleven (11) parking spots are needed to comply with the requirements of the Zoning Ordinance; that Mr. Kotrba also stated that the applicant has entered into a lease with the State of Illinois for partial use of an existing parking lot approximately 300 feet south of the proposed location of the new funeral parlor at 2611 South Wells Street, the affected premises, and that this lot currently is partially located under the Dan Ryan Expressway and that the State of Illinois uses this lot for parking and storage purposes; that the applicant had hired an architect to draw up plans for the parking lot consisting of the requisite eleven spaces and that those spaces will be necessary for the use of the patrons of the funeral home so that it can function properly; that the lot is 50 feet by 125 feet in dimensions and in addition to the eleven spots will have "lots of landscaping"; and

WHEREAS, Mr. Peter Poulos testified in support of the application; that he an MAI certified appraiser; that he has reviewed the proposal for the parking lot and has reviewed the neighborhood; Mr Poulos stated that (1) the use of the lot for accessory parking will have no adverse affect on the neighborhood or the community especially as the lot is partially under the expressway; (2) the Zoning Ordinance would allow accessory parking in the lot, so parking is an acceptable use for the property, and that it is only the non-accessory use that requires a grant of special use by the City; (3) the proposed lot is consistent with the character of the surrounding community as there is another parking lot directly across the street from the affected premises and that the lot has been in use for parking by the owner, the State; (4) the existence of a funeral home is not inconsistent with the character of the surrounding area; (5) the lot has been designed with pedestrian comfort and safety in mind; and

WHEREAS, Mr. Harlan Chou testified in opposition to the application; Mr. Chou stated that he was speaking on behalf of the residents of a condo association which is around the corner from the affected premises and that he had a petition from the residents of the condo building who were not present at the hearing; (the petition was accepted by the Board); Mr. Chou expressed the concern of the residents that the granting of the special use for the affected premises to be used as a parking lot for the funeral home would bring the funeral home "closer to the neighborhood" meaning the condo building, and that its close proximity to the condo association will lower property values; (the Board members reviewed the zoning map and determined that the affected premises does not face the parking lot and is, in fact, around the corner from it); after some discussion from the Board, Mr. Chou further stated that the objectors also, "don't want to see people dressed for a funeral walking around the neighborhood as it is unlucky to be associated with death"; and

WHEREAS, Mr. Thomas Kortba added additional testimony: he further stated that the walk from the affected premises to the funeral home is approximately 300 feet and that walk is on 26th Street which is a commercial thoroughfare, well lit, with restaurants and other businesses on the block. In response to the Chairman's comment that the objections seem more of a social issue than a zoning issue, Mr. Kortba demonstrated that he has had long familiarity with the Chinese community and he demonstrated that

familiarity through comments about how the community has had funerals at the applicant's funeral home and in response to generally articulated concerns he said that he would make sure that automobile funeral processions would not line up in front of the objector's building; and

WHEREAS, the staff report of the zoning division of the Department of Housing and Economic Development recommended approval of the application; and

WHEREAS, the applicant has presented evidence that the proposed application meets all of the criteria established in Section 17-13-0905 A for the granting of a special use; therefore,

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 with reference to the Applicant's application for a Special Use:

1. The decision of the Zoning Board of Appeals to approve a special use application must be based solely on the approval criteria enumerated in Section 17-13-905-A of the Chicago Zoning Ordinance.
2. The Board finds that the applicant has proved a prime facie case by testimony and evidence covering the five specific criteria of 17-13-905-A: (1) it complies with all applicable standards of the Zoning ordinance as articulated by Appraiser Poulos in his testimony that the lot has been designed by the architect to meet all standards of the Zoning Orrdinance; (2) evidence was presented by appraiser Poulos that the use will not cause substantial injury to the value of other property in the neighborhood in that the affected premises' use by the State of Illinois as a parking lot already exists and that use will not be altered if the special use is granted, and the use of the affected premises as a parking lot is necessary for the functioning of the funeral home; (3) the proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design in that the affected premises is already a parking lot and externally is consistent with the surrounding area in that another parking lot exists directly across the street, and, further, as the photograph of the "view of the site" on page 4 in Appraiser Poulus' Special Use Analysis aptly demonstrates, a significant portion of the lot is beneath the expressway making its impact on the surrounding neighborhood minimal; (4) the non accessory use of the parking lot has been planned pursuant to Code, and that the lot will be landscaped is compatible makes it compatible with the character of the surrounding area in terms of operating characteristics especially as the lot is currently used for parking and the continued use for parking will have be no more detrimental than what currently exists; (5) is designed to promote pedestrian safety and comfort in that as parking is needed to facilitate visitors to the funeral home and the walk from the lot to the funeral home is on a well traveled, well lit commercial street requiring no new curb cuts or other impediments to pedestrian traffic; and as Appraiser Poulos stated in his report which was entered into evidence, "if the Special Use were granted...it would be a positive change ...the parking lot would provide less traffic congestion and

further public convenience for visitors of the proposed funeral home and residents of the area.” (Special Use Analysis , Poulos, P. 2)

3. The objectors are concerned about the principle use, the planned funeral home, much more than the accessory parking lot which is the subject of this application, consequently no substantive case has been established against the Special Use application. The Objectors’ articulated objection is that they do not want a funeral home in relatively close proximity to their building; the objection to the grant of a special use to allow for the off site accessory parking lot is not so much an objection to the lot’s use, but, rather, to the presence of the anticipated patrons use of the lot; as Chairman Swain stated to the objectors, “The funeral home can [legally] be built at its new location. The only issue before the Board is the impact of the parking lot”; and as Board member Konstantelos summarized, it is improper for the Board to consider religious or cultural considerations in its deliberations; consequently, the objections articulated by Mr. Chou cannot be and are not persuasive to the Board.

RESOLVED, the Board finds that the applicant has proved a prime facie case by testimony and evidence covering the five specific criteria of Section 17-13-905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application be and it hereby is approved and the Zoning Administrator is authorized to permit said special use.

This is a final decision subject to review under the Administrative Review Law (735 ILCS 5/3).

ZONING BOARD OF APPEALS
CITY OF CHICAGO

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



SEP 11 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Bowman Chinatown Funeral Home, Inc.
APPLICANT

246-11-S
CALENDAR NUMBER

2611 S. Wells Street
PREMISES AFFECTED

July 15, 2011
MINUTES OF MEETING

Rolando Acosta
APPEARANCE FOR APPLICANT

Harlen Chou
OBJECTOR

NATURE OF REQUEST

Application for a special use to permit the establishment of an accessory off-site parking lot to serve funeral home.

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

AFFIRMATIVE NEGATIVE ABSENT

Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demetri Konstantelos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, the Applicant presented its case and objectors testified in opposition; and

WHEREAS, Rolando Acosta, counsel for the Applicant, submitted the witness, Peter Poulos' credentials and report to the Board and it was accepted into evidence; and

WHEREAS, Mr. Thomas Kotrba testified in support of the application; that he is the Director and operator of the applicant, Bowman Chinatown funeral Home; that he has served in that capacity for fifteen years and that the funeral home has been in existence for one hundred years; that the applicant proposes to build a totally newly constructed single story building and will relocate the funeral operations to that new site, 234-36 West 26th Street, "around the corner" from the funeral home's current location; that the

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Luo M. Jewelers, Inc. **CAL NO.:** 247-11-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:** July 15, 2011
APPEARANCE AGAINST: Jay Richman, Janet Gryzlak, Michele Garcia
PREMISES AFFECTED: 19 N. Wabash, 1st Floor

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

APR 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		

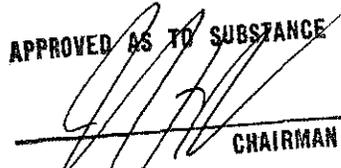
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 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 they are currently operating an existing jewelry store and are now requesting to establish a valuable objects dealers license at this location; the business will not operate as a pawn shop; the applicant testified that customers may bring in valuable objects (jewelry, stones, precious metals) to either trade in or sell to the applicant; customers may also have objects appraised at the location; items that are purchased from customers are logged and a photo ID is required from the seller and must give a history of the object; the applicant stated that they will not provide loans on objects and are prohibited from selling an object back to the person whom they have purchased the item from; the objectors in this matter stated that there initial was objection was because that they believed the applicant would be operating a pawn shop; the issue was clarified that the use would operate as jewelry store with a valuable objects dealer license; 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 objector's license.

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: Midwest Goldbuyers, Inc.

CAL NO.: 248-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 400 N. Orleans Street

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

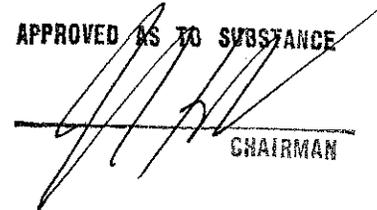
APR 23 2012

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: Antonija Mihelcic
d/b/a Toni's Hair Salon

CAL NO.: 249-11-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2233-35 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

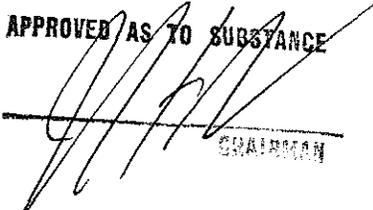
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; expert testimony was offered that the use would not have a negative impact on the community and is in character with the neighborhood; further expert testimony was offered that the use would comply 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: E. Belinda Bauer, Trustee

CAL NO.: 250-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2018 W. Walton Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 4.8' total combined side yards with neither less than 2' to 4.50' total with a 1' west side yard and a 3' east side yard to allow a proposed 20'x66' 2-story single family residence with basement and a rear open deck with balcony above.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 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		

THE RESOLUTION:

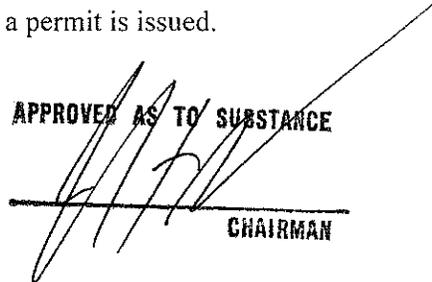
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2011 and

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 and the owner of the neighboring property each purchased their parcel from a third party believing the parcels had already been divided; the applicant shall be permitted to reduce the required 4.8' total combined side yards with neither less than 2' to 4.50' total with a 1' west side yard and a 3' east side yard to allow a proposed 20' x 66' 2-story single family residence with basement and a rear open deck with balcony above; 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: E. Belinda Bauer, Trustee

CAL NO.: 251-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2018 W. Walton Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required side yard setback from 4.8' with neither less than 2.0' to zero on the west and 3.0' on the east to sub-divide one zoning lot (49 and 50) into two zoning lots (24'x 125' each).

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 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		

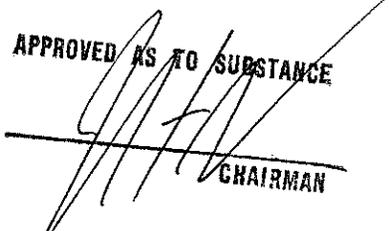
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 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 companion variation was granted to the property at 2018 W. Walton Street; the applicant and the owner of the property each purchased their parcel from a third party believing the parcels had already been divided; the applicant shall now be permitted to reduce the required side yard setback from 4.8' with neither less than 2.0' to zero on the west and 3.0' on the east to sub-divide one zoning lot (49 and 50) into two zoning lots (24'x 125' each); 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: The Parkhill Corporation

CAL NO.: 252-11-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 842 W. Barry Avenue, Garden Unit

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 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		

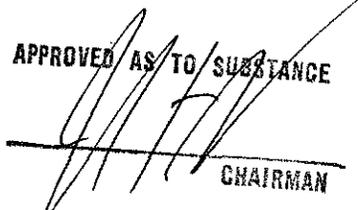
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a vacation rental which shall be located in the garden unit; 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 applicant must comply with the recommendations from the Department of Housing and Economic Development; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed vacation rental unit provided the applicant restricts the check-in / check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior of the building with 24-hour property contact information.

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: The Parkhill Corporation CAL NO.: 253-11-S

APPEARANCE FOR: James J. Banks MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 842 W. Barry Avenue, Unit #3

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a vacation rental which shall be located in the garden unit; 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 applicant must comply with the recommendations from the Department of Housing and Economic Development; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed vacation rental unit provided the applicant restricts the check-in / check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior of the building with 24-hour property contact information.

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT:

M Jay Studio, Inc.

CAL NO.: 254-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

3135 N. Central 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 hair salon.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

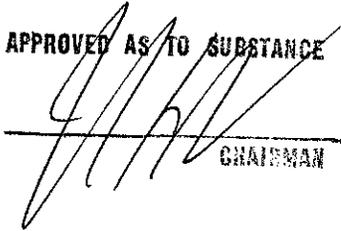
GIGI McCABE-MIELE

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:

Allen & King LLC

CAL NO.: 255-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

401-13 E. Pershing Rd./3901 S. Martin Luther King Drive

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce south side yard setback to 0' -8" instead of the required 5' to allow one-story commercial building 29'-4" x 119' with 23 outdoor parking spaces.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

APR 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
[Signature]
CHAIRMAN

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

APPLICANT: Allen & King LLC

CAL NO.: 256-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 401-13 E. Pershing Road/3901 S. Martin Luther King Drive

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

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

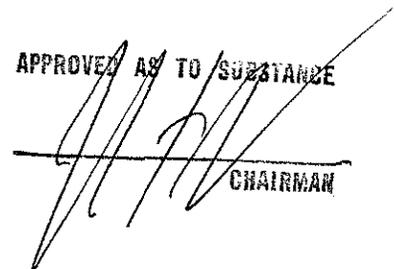
	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
LORI HEALEY	X		

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Gonzalo J. Cervantes/Dream City Tattoos LLC CAL NO.: 257-11-S

APPEARANCE FOR: MINUTES OF MEETING:
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2376-78 N. Neva 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 tattoo shop.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

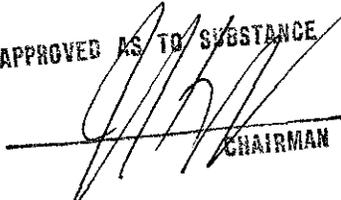
AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nathan P & Lauren WS Kelly **CAL NO.:** 258-11-Z

APPEARANCE FOR: Same **MINUTES OF MEETING:** July 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1643 N. Burling Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the average front yard depth from 14.19' to 8.0' to allow a proposed front 2-story addition and a 3rd floor addition to an existing 2-story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 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		

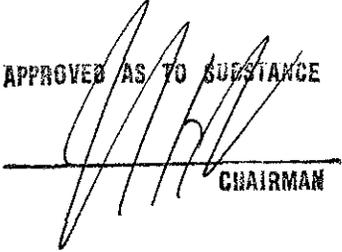
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 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 average front yard depth to 8.0' to allow a proposed front 2-story addition and a 3rd floor addition to an existing 2-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

CAL NO.: 308-11-Z

MINUTES OF MEETING:
September 16, 2011

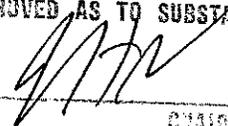
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s): The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

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

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: The New Dating Game, Inc. **CAL NO.:** 308-11-Z
APPEARANCE FOR: Gerald McCarthy **MINUTES OF MEETING:**
September 16, 2011
APPEARANCE AGAINST: Velma Curry, Bertha Starks
PREMISES AFFECTED: 8924-26 S. Stony Island Avenue

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 in an existing tavern which is located within 125' of a residential zoning district.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

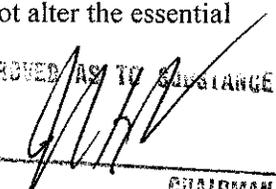
JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 1, 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 is requesting the variation for a public place of amusement license to be located with 125' feet of a residential district so that he may provide a DJ for the existing tavern; the applicant testified that he has been in business at this location for thirty years; Mr. Mozell Barnes testified that by establishing a PPA license he would be able to better control the crowd within his facility. Velma Curry and Bertha Starks, both community residents testified that they are opposed to the PPA license because the business owner has ignored their concerns in the past; the objectors testified that the patrons of the bar play loud music and loiter in the parking lot and the customers frequently park in the residential area which is a designated permit parking zone. The objectors also testified that patrons wander into the residential area and urinate on their homes and in the alley; the Board will permit the establishment of the PPA license provided the applicant installs signs informing bar patrons that there is to be no parking on Harper Avenue, the applicant must provide increased security and the parking lot shall be patrolled to prevent patrons from playing music and loitering in the lot. The applicant has also agreed to participate (through counsel) with the local CAPS program as well as work with the community and the Alderman's office; the applicant testified that they would aggressively tow cars that are parked in the residential area; 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

APPROVED AS TO SUBSTANCE

CHAIRMAN