

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

APPLICANT: Prestige of Chicago Inc. DBA Estrada CAL NO.: 210-11-Z

APPEARANCE FOR: MINUTES OF MEETING: December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2639-2641 W. Peterson Avenue

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

ACTION OF BOARD- WITHDRAWN ON MOTION OF APPLICANT

THE VOTE

AUG 14 2012 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LYNETTE SANTIAGO LORI HEALEY SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Jonathan Swain, Gigi McCabe-Miele, Lynette Santiago, Lori Healey, and Sam Toia.

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Thomas C. Harmening

CAL NO.: 311-11-Z

APPEARANCE FOR: Chris Leach

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1834 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 3.0" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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 December 16, 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 and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 3.0" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

APPLICANT: Kimberly Thomas- McDade

CAL NO.: 333-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 10735 S. Western Avenue

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

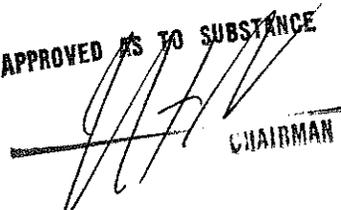
ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2012

THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Glensaul LLC **CAL NO.:** 347-11-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7292 W. Devon Avenue/ 6405 N. Avondale 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 3 lane drive-thru facility to serve a proposed 2 story bank.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 LYNETTE SANTIAGO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

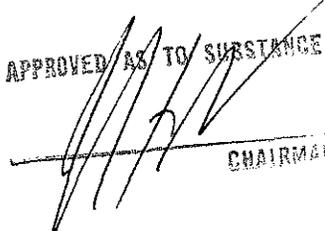
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an accessory 3 lane drive-thru facility to serve a proposed 2 story bank; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive through facility to serve a proposed bank provided the development is constructed consistent with the site/ landscape plans and elevations dated December 16, 2011. By Iuro and Associates.

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: DDMB Inc. **CAL NO.:** 355-11-S
APPEARANCE FOR: Thomas Murphy **MINUTES OF MEETING:**
 December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1366 N. Milwaukee Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 LYNETTE SANTIAGO
 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 December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a tavern; 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 tavern

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

A handwritten signature in black ink is written over a rectangular stamp. The stamp contains some illegible text and a date, possibly '3/21/12'.

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

APPLICANT: DDMB inc. **CAL NO.:** 356-11-Z
APPEARANCE FOR: Thomas Murphy **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1366 N. Milwaukee Avenue

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

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 LYNETTE SANTIAGO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

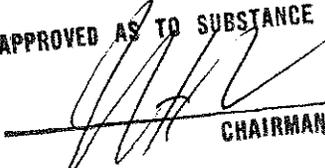
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 6, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; two special uses have been granted to the subject site in Cal. No. 399-11-S and 355-11-S; the applicant shall now be permitted to establish a public place of amusement license at this location which is located within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Arkita S. Jones **CAL NO.:** 364-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2339 W. Howard Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

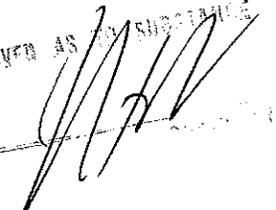
THE RESOLUTION:

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 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 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 the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding property 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Dog's and Cats Grooming Inc. **CAL NO.:** 366-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1710-12 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 an animal care facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

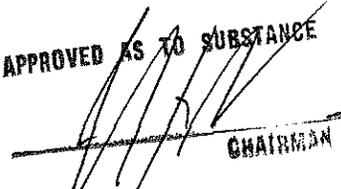
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 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 animal services facility; the applicant testified that she currently operates a grooming service at 1710 W. Lawrence and would like to expand to 1712 so that she may provide overnight boarding for her clients; 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 animal care facility provided the outdoor area is only used from 8:00 A.M. - 7:00 P.M Monday- Friday and 8:00 A.M. - 5:00 P.M.

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: Delta Real Estate Investments, LLC **CAL NO.:** 373-11-Z
APPEARANCE FOR: Scott Weisenberg **MINUTES OF MEETING:**
 December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1847 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the floor area ratio 15% to duplex third floor dwelling unit into an attic within 3-story 3 dwelling unit front building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 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 December 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 3, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that when the building was purchased it was in disrepair; he testified that he would like to duplex the third floor into the attic so that they may provide more bedrooms at the property; he also testified that after the property was purchased he had the property re-surveyed and was informed that the lot was a substandard lot; there will be no exterior changes to the building; the applicant shall be permitted to increase the floor area ratio 15% to duplex third floor dwelling unit into an attic within 3-story 3 dwelling unit front building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: T.M.D. Corporation of Illinois **CAL NO.:** 375-11-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 515 E. 47th 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 tavern.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

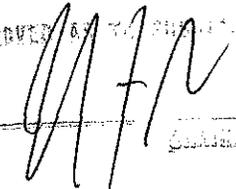
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a tavern at the subject site; the applicant testified that there is currently a tavern across the street and that he was previously employed there; he has agreed to security measures with the alderman's office and also testified that the door to the tavern would be locked and that all patrons would have to be buzzed into the building; the permit the applicant to establish the tavern at the subject site provided the applicant complies to the security agreement that was agreed upon with the alderman's office and that the tavern located across the street from the subject site is no longer operating; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED BY THE BOARD

 JONATHAN SWAIN

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

APPLICANT: Toan Nguyen

CAL NO.: 376-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 350 E. 87th Street

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

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2012

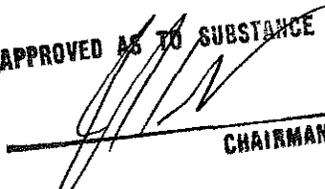
THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carmen's Beauty Salon
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6810 N. Sheridan Road

CAL NO.: 377-11-S

MINUTES OF MEETING:
December 16, 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 personal service salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

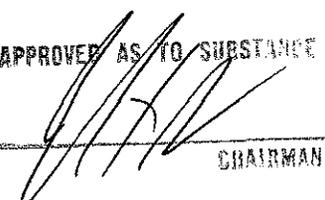
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2011; and

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 shall be permitted to establish a personal service salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 personal service 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: Min Cha Kim **CAL NO.:** 378-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2601 W. Armitage Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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		X
X		

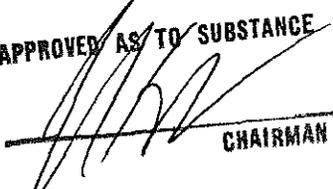
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 shall be permitted to establish a nail salon at the subject site; 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 as set forth by the code; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Shamsheer S. Ali
(President: Perfect Hair Inc.)

CAL NO.: 379-11-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6348 N. Washtenaw 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 men's hair salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

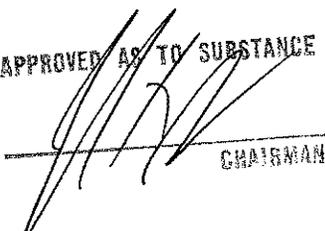
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 shall be permitted to establish a men's hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with 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 men's 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: Betty Wilson (DBA) Hair Icons

CAL NO.: 380-11-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6451 S. Cottage Grove

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

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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 December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 shall be permitted to establish a hair salon at the subject site; 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 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: Susan Andresen

CAL NO.: 382-11-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3800 W. Montrose

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

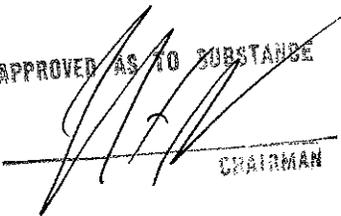
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 shall be permitted to establish a dog day care; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with al of the criteria as set forth by the code for the granting of a special use at this location; the Board will permit the outdoor portion of the facility to only be used during business hours; 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 dog day care facility.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: R Zavala Properties Corporation **CAL NO.:** 383-11-S

APPEARANCE FOR: **MINUTES OF MEETING:**
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4039 W. 63rd Street

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

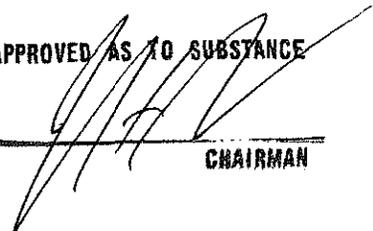
AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Maria and Argimiro Gamboa **CAL NO.:** 385-11-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1816 S. Peoria Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 18'-6" and to exceed the floor area ratio by no more than 15% to allow a proposed rear three-story porch enclosure to an existing three-story residential building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

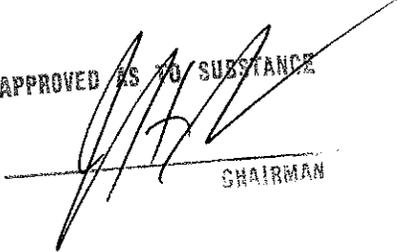
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 shall be permitted to reduce the required rear yard setback from 30' to 18'-6" and to exceed the floor area ratio by no more than 15% to allow a proposed rear three-story porch enclosure to an existing three-story residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Carlos Avila **CAL NO.:** 386-11-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: Ronald Koperniak
PREMISES AFFECTED: 5403 S. Moody 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 residential use below the second floor to allow a rear three-story addition to an existing non-conforming two-dwelling unit building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

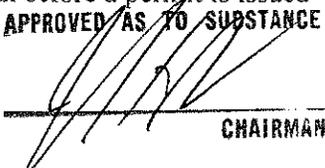
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-01.07B and by publication in the Chicago Sun-Times on December 1, 2011; and

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 testified that he purchased the building in its current condition in 1999. Mr Avila testified that he resides at the subject site. The applicant received a notice of violation in 2005 for the addition; the applicant was unaware that the addition was constructed without permits; there will be no new construction and the building will not be changed. The applicant is requesting to legalize the building as it currently exist; the objector in this matter testified that the building has been a source of trouble for the community in the past; he is also concerned about the close proximity of the addition to the bakery that is located directly behind it and is worried, if there is a fire at the bakery, the subject site would burn; the Board finds that the applicant has not created his own hardship and will therefore approve the request; the applicant shall be permitted to establish a residential use below the second floor to allow a rear three story addition to an existing non-conforming two dwelling unit building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Carlos Avila **CAL NO.:** 387-11-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: Ronald Koperniak
PREMISES AFFECTED: 5403 S. Moody Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required rear yard setback from 30' to 3'-5" to allow a rear three-story addition to an existing non-conforming two-dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

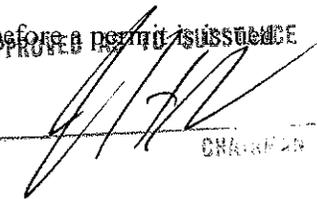
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 testified that he purchased the building in its current condition in 1999. Mr Avila testified that he resides at the subject site. The applicant received a notice of violation in 2005 for the addition; the applicant was unaware that the addition was constructed without permits; there will be no new construction and the building will not be changed. The applicant is requesting to legalize the building as it currently exist; the objector in this matter testified that the building has been a source of trouble for the community in the past; he is also concerned about the close proximity of the addition to the bakery that is located directly behind it and is worried if there is a fire at the bakery, the subject site would burn; the Board finds that the applicant has not created his own hardship and will therefore approve the request; the applicant shall be permitted to establish a residential use below the second floor to allow a rear three story addition to an existing non-conforming two dwelling unit building whose rear yard shall be 3'- 5"; 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 
 CHAIRMAN

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

APPLICANT: Rick Alaimo

CAL NO.: 388-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5113 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north and south side yard setback from 3.92' to zero, and the combined side yard setback from 9.8' to zero to allow four 8'x18' parking spaces instead of the required eight parking spaces to convert a six-dwelling unit building to eight dwelling units.

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2012

THE VOTE

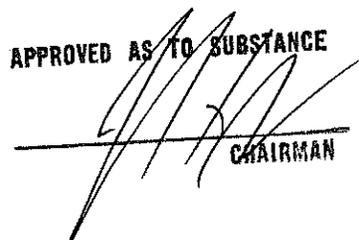
AUG 7 1 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Crossroads Broadway, LLC

CAL NO.: 389-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 6111-6135 N. Broadway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a drive-thru facility to serve a one-story retail drug store (pharmacy).

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

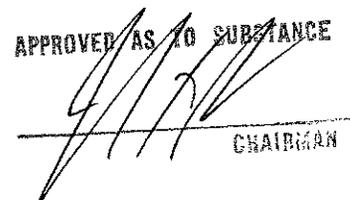
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AUG 21 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: McDonald's USA, LLC **CAL NO.:** 390-11-S
APPEARANCE FOR: Timothy Hinchman **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5656 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 drive-thru facility to serve a restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
RECUSED		

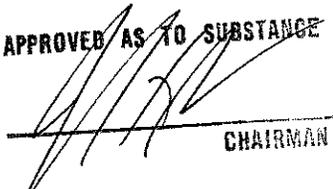
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 shall be permitted to establish a drive through which shall serve a fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the expanded drive-through facility which serves an existing restaurant, provided the development is constructed consistent with the exterior building elevations, site plan and the landscape plan dated December 16, 2011 by Watermark Engineering Resources Ltd and Lingle Design Group Inc.

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: Mon Ami Jewelry, LLC **CAL NO.:** 391-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 23 N. Wabash Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

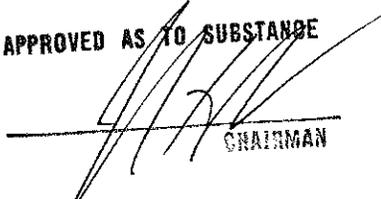
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 currently operates a jewelry store at the subject site and need a valuable objects dealer license in order to buy and sell precious metals and stones; expert testimony was offered that the addition of the license would not have a negative impact on the surrounding community and is in character with the neighborhood; the shop is located on jewelers row; 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Guan X, Liu of Donna Jewelry Inc. **CAL NO.:** 392-11-S

APPEARANCE FOR: Sandy Basran **MINUTES OF MEETING:** December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 21 N. Wabash Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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 December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 currently operates a jewelry store at the subject site and need a valuable objects dealer license in order to buy and sell precious metals and stones; expert testimony was offered that the addition of the license would not have a negative impact on the surrounding community and is in character with the neighborhood; the shop is located on jewelers row; 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Children's Creative Center, Inc.

CAL NO.: 393-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2106 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of two off-site required parking spaces to serve a proposed day care facility located at 2026-28 W. Belmont Avenue.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

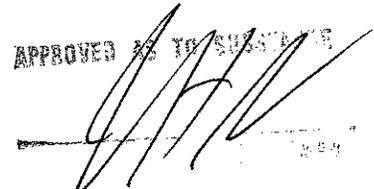
AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


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

APPLICANT: Anna and Jason Witler

CAL NO.: 394-11-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3213 N. Clifton Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 37' to zero, to reduce the required rear yard open space from 200 square feet to zero and to reduce the required total side yard combination from 5' with neither less than 2' to zero to allow a proposed rooftop deck and stairs over an existing private garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

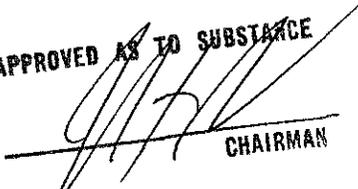
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 shall be permitted to approval to reduce the required rear yard setback from 37' to zero, to reduce the required rear yard open space from 200 square feet to zero and to reduce the required total side yard combination from 5' with neither less than 2' to zero to allow a proposed rooftop deck and stairs over an existing private garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 5555 W. Irving Park LLC

CAL NO.: 395-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5441-5459 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 required off-site parking lot with 60 spaces to serve a proposed health club located at 5515 W. Irving Park Rd.

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2012

THE VOTE

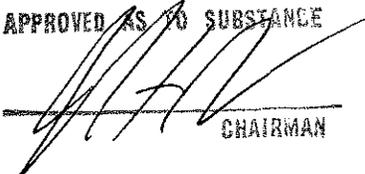
AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Xi Lambda Chapter of a Phi A, Inc. **CAL NO.:** 396-11-S
APPEARANCE FOR: Amiel Harper **MINUTES OF MEETING:**
 December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8236-44 S. Western Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

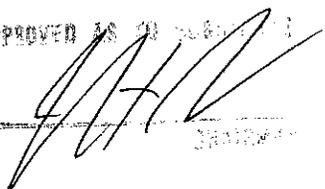
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 shall be permitted to establish a community center; 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 given that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO FORM AND CONTENT


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

APPLICANT: Michael Finan **CAL NO.:** 397-11-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
December 16, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3818 N. Alta Vista Terrace

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required west front yard setback from 4.8' to zero, to reduce the required north side yard setback from 2' to zero and to exceed the floor area ratio by no more than 15% to allow a front two-story addition to an existing single-family residential building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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 December 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 shall be permitted to reduce the required west front yard setback to zero, to reduce the required north side yard setback to zero and to exceed the floor area ratio by no more than 15% to allow a front two-story addition to an existing single-family residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: DDMB Inc.

CAL NO.: 399-11-S

APPEARANCE FOR: Thomas Murphy

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1366 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an amusement arcade accessory to a tavern.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE RESOLUTION:

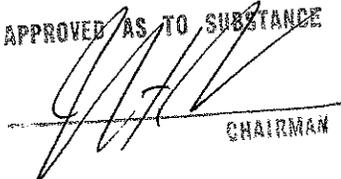
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2011; and

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 shall be permitted to establish an amusement arcade which shall be accessory to a tavern; 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 the subject site; 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 an amusement arcade accessory to a 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: Bevelyn Atkins

CAL NO.: 400-11-A

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 607 E. 87th Street

NATURE OF REQUEST: Application for a appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of objector appeal for the granting of the administrative adjustment at 607 E. 87th Street.

ACTION OF BOARD-
THE BOARD HAS NO JURISDICTION TO RENDER A DECISION

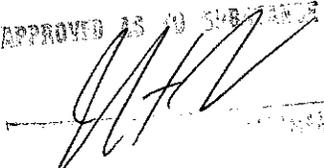
THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT

APPROVED AS TO SUBSTANCE


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

APPLICANT: Outdoor Impact, Inc.

CAL NO.: 401-11-A

APPEARANCE FOR:

MINUTES OF MEETING:

December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2835 N. Clark Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of Applicant seeks an appeal from the decision of the Zoning Administrator in refusing to permit an off-premise advertising which was erected without permits on a pedestrian street and exceeds the permitted amount of square footage for signs.

ACTION OF BOARD-

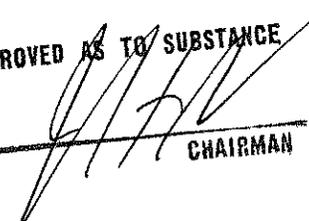
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Che Che Hookah Lounge, Inc.

CAL NO.: 402-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 7055 W. Higgins 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 hookah lounge.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

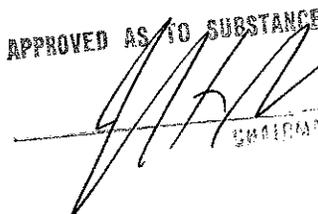
THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOLA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN