

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

APPLICANT: Daniel and Pamela Fowler **CAL NO.:** 13-12-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1124 W. Altgeld Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 15' to 12.3', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard for a proposed 3-story single-family residence with an attached two-car garage with a roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 05 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:

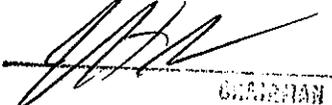
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

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 yard setback from 15' to 12.3', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard for a proposed 3-story single-family residence with an attached two-car garage with a 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.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: 28 East Bellevue, LLC

CAL NO.: 30-12-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 28 E. Bellevue, 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 unit..

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

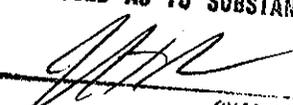
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; 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 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 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 vacation rental unit provided the applicant restricts check- in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior 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: 28 East Bellevue, LLC

CAL NO.: 31-12-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 28 E. Bellevue, Unit 1A

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

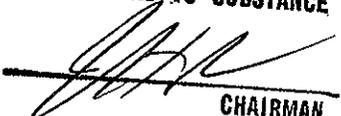
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; 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 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 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 vacation rental unit provided the applicant restricts check- in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior 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: 28 East Bellevue, LLC **CAL NO.:** 32-12-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 28 E. Bellevue, Unit 1B

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

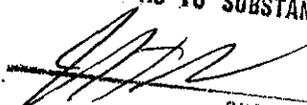
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; 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 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 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 vacation rental unit provided the applicant restricts check-in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior 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: 28 East Bellevue, LLC

CAL NO.: 33-12-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 28 E. Bellevue, Unit 1C

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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:

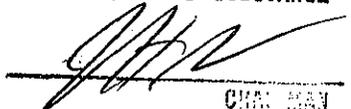
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; and

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 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 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 vacation rental unit provided the applicant restricts check-in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior 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



CHIEF CLERK

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

APPLICANT: 28 East Bellevue, LLC. **CAL NO.:** 34-12-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**

March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 28 E. Bellevue, Unit 2C

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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:

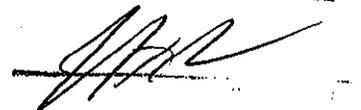
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; and

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 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 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 vacation rental unit provided the applicant restricts check-in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior 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



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

APPLICANT: 28 East Bellevue, LLC **CAL NO.:** 35-12-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 28 E. Bellevue, Unit 3A

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

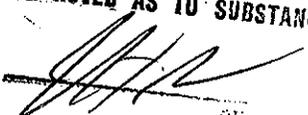
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; 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 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 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 vacation rental unit provided the applicant restricts check-in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior 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


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

APPLICANT: Hookah King Inc.

CAL NO.: 36-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 218 W. Division Street

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

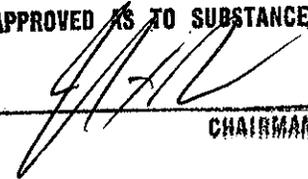
OCT 05 2012

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
121 North La Salle Street
Chicago, IL 60602

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

ASPIRA INC OF ILLINOIS

Applicant

40-12-S

41-12-S

Calendar Number

2985-95 North Milwaukee Avenue
3018-32 North Central Park Avenue
3009-15 North Monticello Avenue
Premises Affected

March 16, 2012

Minutes of Meeting

Rolanda Acosta

Appearance for Applicant

Objectors

Appearance in Opposition

Nature of Request

Applications for Special Use permits for the establishment (1) of a proposed high school with an on-site parking lot, and (2) a 24-space off-site accessory parking lot .

Action of the board

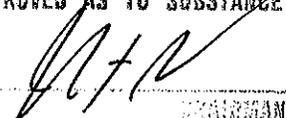
The Vote

**The applications for Special
Uses are approved subject
to the conditions specified
in this decision.**

Jonathan Swain, Chair
Lori Healey
Lynette Santiago
Geraldine McCabe-Miele
Sam Toia

Affirmative	Negative	Absent
<u>X</u>	_____	_____
_____	_____	<u>X</u>
<u>X</u>	_____	_____
_____	_____	<u>X</u>
<u>X</u>	_____	_____

APPROVED AS TO SUBSTANCE


CHAIRMAN

FACTS

The subject property is located in an RS-3 zoning district. The applicant seeks to construct and operate a high school on the affected premises.

TESTIMONY

Jose Rodriguez, CEO, Aspira Inc of Illinois testified in support of the application.

Mr. Rodriguez testified to the history of Aspira Inc of Illinois. It has acquired all of the subject properties. The proposed high school will provide a general education to 600 students with a focus on business and finance. 39 education staff will be on site. Hours will be from 7:30am until 4:30pm.

J. James Mo, MODE architects, PC testified in support of the application.

Mr. Mo testified to the challenges presented by the site and explained why its shape determined the design of the buildings and the parking lot.

Luay Aboona, KLOA, Inc., Traffic Consultant, testified in support of the application.

Mr. Aboona described all of the traffic considerations, the design of the traffic lanes in the parking lot, the process for pick-up/drop-off of students. KLOA conducted the traffic study which has been approved by the City of Chicago's Department of Transportation. That study considered traffic flows on all affected streets and intersections. Traffic impact and safety measures were outlined. Conclusion of the study, as approved by the Department of Transportation, was that negative impacts will be minimal. Mr. Aboona's traffic study was admitted into the record.

Paul Woznicki, Urban Planner, testified in support of the application.

Mr. Woznicki testified as to how the proposed high school meets all of the criteria required by the Zoning Ordinance for the issuance of a special use. Mr. Woznicki's report was admitted into the record.

Larry Legas testified in opposition to the application.

Mr. Ligas testified that he was the voice of the community and had been involved with other school proposals in the neighborhood. He stated his belief that the plans for the school have not been accurate. He believes the proposed building to be too large for the site. He feels that the parking lot will be insufficient and dangerous for pedestrians.

Michael Trewsdale testified in opposition to the application.

Mr. Trewsdale testified as an real estate appraiser. He believes that traffic on Milwaukee avenue will be adversely affected by the traffic generated by those attending the proposed school.

Robert Ratike testified in opposition to the application.

Mr. Ratike testified as an employee of an architectural firm and as a former CTA bus driver familiar with the Milwaukee avenue route. Mr. Ratike believes that the traffic on Milwaukee avenue will be adverse affected by the vehicular traffic in and out of the parking lot.

Dr. John Zaborowski testified in opposition to the application.

Mr. Zaborowski testified that his office is located across Monticello from the proposed site. Many of his patients are elderly and come by public transportation to his office and he believes that increased traffic around the school will inconvenience his patients in their visits to his office.

Jacqueline Weber testified in opposition to the application.

Ms. Weber testified that she lives across from the proposed school and that the increased vehicular traffic will inconvenience her as a pedestrian.

Harold Dwimmer testified in opposition to the application.

Mr. Dwimmer testified that the increased vehicular traffic will inhibit the use of the alley, particularly by service vehicles and garbage pick-up.

Rolando Acosta summarized the Applicant's supportive testimony.

Mr. Acosta pointed out that all of the criteria for the issuance of a Special Use Permit have been satisfactorily met. He further pointed out that the traffic study illustrates that 90 students an hour at most will be picked up/dropped off which will have a minimal effect on traffic patterns around the proposed development.

FINDINGS OF THE BOARD

Pursuant to Section 17-13-905 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Special Use Permit:

1. the application complies with all standards of the Zoning Ordinance; no testimony was presented contravening the expert testimony in support of the application;
2. the application is in the interest of the public convenience and will not have an adverse effect on the general welfare of the neighborhood in that the site will be fenced and landscaped and will include a significant set back from Monticello Avenue, the residential street most affected by the proposed development;
3. the proposed building is compatible with the character of the surrounding neighborhood in terms of building scale and project design;
4. the proposed project is compatible with the character of the surrounding area in terms of operation, and noise in that operating hours are reasonable and will have minimal impact on the neighborhood;
5. the proposed project is designed to promote pedestrian traffic and comfort in that the entrance to the parking lot will be well marked and separated from property lines, and the significant set-back from Monticello will afford sufficient site lines which will enhance pedestrian safety and the landscaping will enhance pedestrian comfort.

CONCLUSION

As the standards for granting a special use have been met, the Zoning Board of Appeals hereby approves the requested special use application.

To ensure that the proposed Special Use does not have adverse impact on pedestrian and vehicular traffic, pursuant to Zoning Ordinance Section 17-13-900, the Board imposes the following additional conditions of approval. These conditions are intended to mitigate any adverse impacts of the proposed use, and are imposed in the interest of the health, safety, and welfare of residents in the surrounding neighborhood.

Must have adult traffic aides that will monitor the pick-up/drop-off periods; that the adult monitors will watch pedestrian traffic from Monticello to Central Park; that students' pedestrian traffic will also be monitored around the neighboring age-inappropriate businesses.

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

APPLICANT: Jeffrey & Mirushe Worden **CAL NO.:** 44-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:** March 16, 2012
APPEARANCE AGAINST: Marena Pytka, Lucy De Francesco
PREMISES AFFECTED: 6807 W. Higgins Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

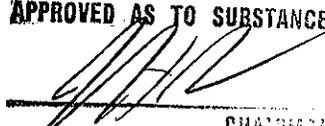
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; 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 objectors in this matter testified that they are opposed to the establishment of a beauty salon at the subject site because they operate a salon with in close proximity to the subject site; the Board informed the objectors that competition may not be considered a factor in making a determination upon the application; expert testimony was offered on behalf of the applicant that parking for this business is not required and that there would not be 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 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: Senade Rizic CAL NO.: 46-12-S

APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1110 W. Thorndale 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- APPLICATION APPROVED

THE VOTE

OCT 05 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.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on march 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; 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 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 hair salon.

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: Nigerian Islamic Association, Inc. **CAL NO.:** 60-12-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8561 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed community center with religious gatherings in an existing 2-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

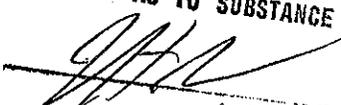
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; 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 with religious gatherings; 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 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 with religious prayer gatherings.

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

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

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

APPLICANT: Nigerian Islamic Association, Inc. **CAL NO.:** 61-12-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8560 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required accessory off-site parking lot with 96 parking spaces to serve a proposed community center/religious prayer gathering in an existing 2-story building located at 8561 S. South Chicago Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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:

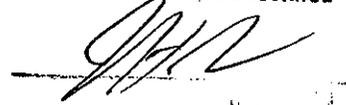
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; and

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 required off-site accessory parking lot with 96 parking spaces to serve a a proposed community center/religious prayer gathering in an existing 2-story building located at 8561 S. South Chicago Avenue; 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 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 parking lot, provided the development is constructed consistent with the site and landscape plan dated March 5, 2012 by Steven Amu & Associates.

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: La Caridad Jewelry Inc. **CAL NO.:** 73-12-S
APPEARANCE FOR: Fernando Grillo **MINUTES OF MEETING:**
 February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2826 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 pawn shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

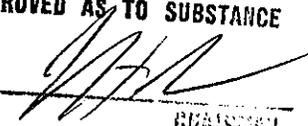
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; and

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

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

APPROVED AS TO SUBSTANCE

 GRATECORN

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

APPLICANT: Nadia O. Wilkins

CAL NO.: 77-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 215 E. 75th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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 March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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/ 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 neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed nail/ 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: Fatima Mbaye **CAL NO.:** 78-12-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7052 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 hair braiding salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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 March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 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 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 braiding 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: Linh Van Nguyen

CAL NO.: 79-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8919 S. Commercial 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

OCT 05 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 March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Vanite, Inc. by Kinley Preston, President **CAL NO.:** 80-12-S

APPEARANCE FOR: Same **MINUTES OF MEETING:** March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3161 N. Halsted, Unit C-101

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

OCT 05 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:

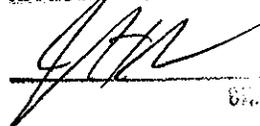
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; and

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 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



OFFICIAL

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

APPLICANT: Jose Alejandro Garcia **CAL NO.:** 81-12-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2614 W. 59th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor within an existing two-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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 March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 within an existing two-story 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 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 residential use below the second floor of an existing building.

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

 3/16/12

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

APPLICANT: Jose Alejandro Garcia

CAL NO.: 82-12-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2614 W. 59th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to convert a storefront and 1 dwelling unit into two dwelling units within existing two story building with basement.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 05 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:

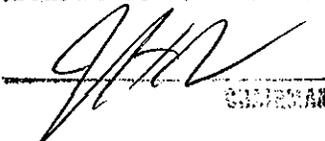
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal. No. 81-12-S to permit residential use below the second floor; the applicant shall now be permitted to convert a storefront and 1 dwelling unit into two dwelling units within existing two story building with basement; 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


JONATHAN SWAIN

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

APPLICANT: South Shore Recycling, LLC

CAL NO.: 83-12-S

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11600 S. Burley Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of recycling Class IV B which engages in the shredding, crushing or other large-scale processing or vehicles.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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:

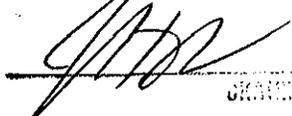
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a Class IV B recycling facility; 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 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 Class IV B recycling facility, provided the development is constructed consistent with the site plan and building elevations dated March 7, 2012 by Jonathan Splitt Architects, Ltd.

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

APPROVED AS TO SUBSTANCE


JONATHAN SWAIN

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

APPLICANT:

55th & K, LLC

CAL NO.: 84-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

3140-3142 W. 55th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of non-required accessory parking lot containing 18 parking spaces which will serve an existing retail business located at 5435 S. Kedzie Avenue.

ACTION OF BOARD-

CASE CONTINUED TO APRIL 20, 2012

THE VOTE

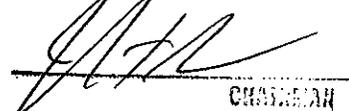
OCT 05 2012

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: 55TH & K, LLC

CAL NO.: 85-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3140-3142 W. 55th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 20' to 7' and to reduce the westside setback and eastside setback from 5.04' to zero; and to reduce the total side setback combination from 12'-6" to zero for a non required accessory parking lot to serve a retail business located at 5435 S. Kedzie Avenue.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

THE VOTE

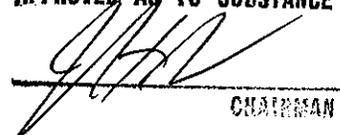
OCT 05 2012

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: One Stop Loans, LLC

CAL NO.: 86-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2129-2133 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 proposed retail food market with liquor and packaged goods within an existing 3-story retail and residential use building.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

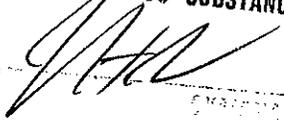
OCT 05 2012

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



JONATHAN SWAIN

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

APPLICANT: Mid-City Land Trust No. 2990, c/o Kim Rode **CAL NO.:** 87-12-Z

APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2000 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required off-street parking by not more than one parking space to a existing 3-dwelling unit building and ground floor office space being deconverted to 2-dwelling units.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 05 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 March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 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 off-street parking requirement by one space for an existing 3 dwelling unit building with ground floor office spaces which shall be de-converted to a two dwelling unit building with ground floor office space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Asanteman Association of Chicago
& Midwest, Inc. and Amaniampong Social Club

CAL NO.: 88-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 4217 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed not-for-profit private social club in a existing 2-story building with 56 on-site parking spaces.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

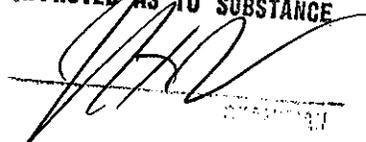
THE VOTE

OCT 05 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



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

APPLICANT:

Jatin Patel

CAL NO.: 89-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

6701 S. Sangamon 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 5.85' to 0' on south side to allow construction of open three-story metal roofed porch on south side of the building.

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

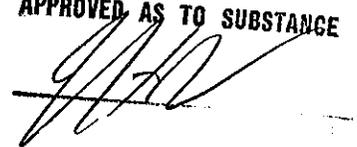
OCT 05 2012

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



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

APPLICANT: Lakeside Velo Works, Inc.

CAL NO.: 90-12-Z

APPEARANCE FOR: Jesse Dodson

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8615 S. Burley 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 a bicycle track facility within 125' of a residential zoning district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 05 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		

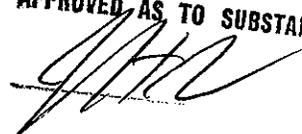
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 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 public place of amusement license for a bicycle track facility 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


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

APPLICANT: Jesus & Evelia Garcia **CAL NO.:** 91-12-Z
APPEARANCE FOR: Adam Loops **MINUTES OF MEETING:**
March 16, 2012
APPEARANCE AGAINST: Ald. Michael Zalewski, Raul Esparza, Scott Chibe
PREMISES AFFECTED: 5749 S. Parkside 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 8' total combined side yards to 5' and 2'-5" on the north side yard and 2'-7" on the south to allow a proposed second floor addition to an existing 1-story single family residence.

**ACTION OF BOARD-
VARIATION DENIED**

THE VOTE

OCT 05 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 March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified in this matter that there are other homes on Parkside that have additions similar to what he is requesting for his home; Mr. Garcia testified that the addition is needed so that he can provide more room for his family; the objectors in this matter testified that the applicant's home has been a source of trouble for the neighborhood in the past. Testimony was offered that the applicants son was dealing drugs from the subject site; Alderman Zalewski testified that due to request from the neighbors a police camera was installed in front of the house. Neighbors testified that the drug dealing ceased in the front of the building but continued in the alley. Mr Garcia testified that he was aware of the issues regarding his son and that his son no longer resides at the property; the Board finds the applicant has failed to provide any testimony in regards to the rate of return for the property; the Board also finds that if permitted, the addition would significantly alter the character of the predominantly raised ranch home neighborhood; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are 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 deny a variation in the application of the district regulations of the zoning ordinance.

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Brigid Pasulka & William Coffey **CAL NO.:** 92-12-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2720 W. Windsor Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback to 18'; the total side yard combination from 22.59' to 1.77' on east and 2.95' on west side; and increase height by 10% from 30' to 33' to allow 2-story addition above existing first floor single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

OCT 06 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:

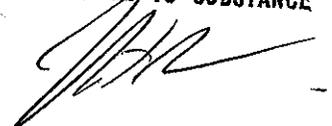
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required front yard setback to 18'; total side yard combination to 1.77' on east and 2.95' on west side; and increase height by 10% to 33', to allow 2-story addition above existing first floor 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



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

APPLICANT: Haim Gabi

CAL NO.: 93-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 655 W. Irving Park, 56th Floor

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow a substitution of use from a storage facility to a retail café-shop on the 56th Floor located at 655 W. Irving Park Road.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

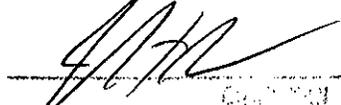
THE VOTE

OCT 05 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CITY CLERK

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

APPLICANT: Alice B. Vila **CAL NO.:** 94-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2632 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the allowed floor area ratio by 15% to allow rear two-story with basement addition to existing 2-dwelling unit.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 05 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:

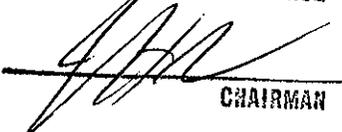
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: John Murphy

CAL NO.: 95-12-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6122 N. Neva

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback to 15.27'; total side yard combination from 14.4' to 4.77' on south side with 11.56' on north side to allow a front open porch and two-story south and two-story west addition to existing two-story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 05 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		

THE RESOLUTION:

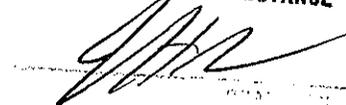
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

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 yard setback to 15.27'; total side yard combination from to 4.77' on south side with 11.56' on north side to allow a front open porch and two-story south and two-story west addition to existing two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: 2741-43 W. Congress Condo Association

CAL NO.: 96-12-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2741-43 W. Congress Parkway

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required east side yard from 5' to zero, and reduce the required 410.86 square feet of rear yard open space to zero; to allow a proposed parking lot reconfiguration for an existing 4-story 10-dwelling unit building with basement.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 05 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:

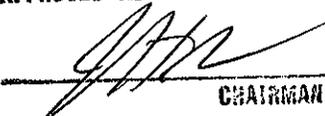
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

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 developer of the subject site constructed the existing building contrary to permits in 2002; the units in the building were sold to individual owners and the condominium association was unaware that the building was not built per plans; the applicant shall be permitted to reduce the required east side yard to zero, and reduce the rear yard open space to zero; to allow a proposed parking lot reconfiguration for an existing 4-story 10-dwelling unit building with basement; 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: Elliot Micah Greenlay

CAL NO.: 97-12-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1514 N. Ashland Ave.

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

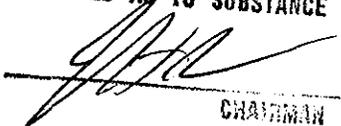
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 body piercing facility; expert testimony was offered that the use would not have a negative impact 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 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 body piercing 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: Clemente Colon, d/b/a "Los Artista" **CAL NO.:** 98-12-S

APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2001-03 N. California Ave.

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the expansion of an existing liquor store located at 2001 N. California Ave. to 2003 N. California Ave.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

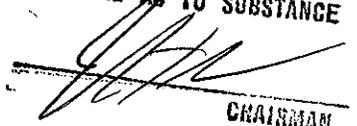
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing liquor store; 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 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 expansion of an existing liquor store.

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: Integrated DNA Technologies, Inc. **CAL NO.:** 99-12-S

APPEARANCE FOR: Joshua Stein **MINUTES OF MEETING:**
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3050 W. Touhy Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of community center within an existing religious assembly building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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 March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 which shall be located within an existing religious assembly; 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 also offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 SUBSTANCE

CHAIRMAN

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

APPLICANT: Title Land Trust, Trust #52262T - Rochelle Israel **CAL NO.:** 100-12-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6901 N. Western Ave.

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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 March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 valuable objects/ second hand dealers license; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was 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 valuable objects/ second hand dealers license.

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

APPROVED AS TO SUBSTANCE
[Signature]
CITY CLERK

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

APPLICANT: Nakeisha Williams
 DBA Blessed by da Best Inc
APPEARANCE FOR: Same
APPEARANCE AGAINST: None
PREMISES AFFECTED: 131 S. Pulaski Road

.CAL NO.: 101-12-S
MINUTES OF MEETING:
 March 16, 2012

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

ACTION OF BOARD-
APPLICATION DENIED

THE VOTE

OCT 05 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

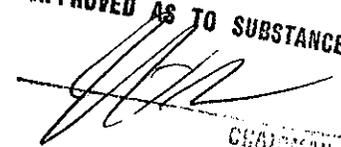
AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; 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 she wishes to establish a barber / beauty shop with ten employees; the applicant stated that she has just graduated from college and would like to start a business; she testified that she majored in elementary education; the Board finds that the based on the applicants testimony she has no educational experience is business, is not a licensed cosmetologist and has never operated a business before; the Board finds that through the applicants testimony there will be a lack of management for this shop and believes that it will have a negative impact on the surrounding community; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request denied.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Nakeisha Williams DBA Head then Toes Salon **CAL NO.** 102-12-S

APPEARANCE FOR: **MINUTES OF MEETING:**
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 8552 S. Stony Island Avenue

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

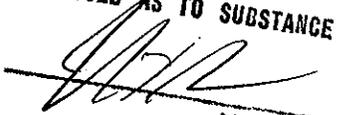
ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

THE VOTE

OCT 05 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: Sandy Lu **CAL NO.:** 103-12-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3327 N. Broadway

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 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		

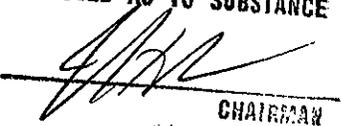
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Aspira Inc. of Illinois

CAL NO.: 104-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2985-95 N. Milwaukee Avenue/3018-32 N. Central Park Avenue/
3009-15 N. Monticello 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 51 parking spaces to 49 parking spaces for a proposed high school located at 2985-95 N. Milwaukee Avenue.

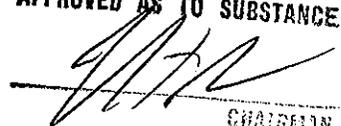
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 05 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: 519 May, LLC

CAL NO.: 105-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 519 N. May Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required minimum lot area from the required 4000 square feet to 3678.75 square feet , reduce the required 4 parking spaces to 3 parking spaces and reduce the rear setback from the required 37.5' to zero to convert a 3-dwelling unit building into a 4-dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

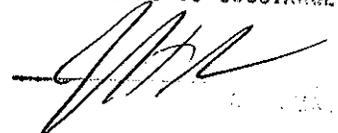
THE VOTE

OCT 05 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



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

APPLICANT: Erie Elementary Charter School **CAL NO.:** 106-12-Z
APPEARANCE FOR: Kristina Dalman **MINUTES OF MEETING:**
 March 16, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1401-1415 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the existing legal non-conforming floor area ratio from 2.95 to 3.3, to reduce the front setback from the required 20' to zero, reduce the rear setback from 32.6' to zero and to reduce the side setback from 26.08' to zero for a proposed 4-story elementary gymnasium addition with rooftop playground access, to the existing 4-story elementary school building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

OCT 05 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 March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing legal non-conforming floor area ratio from 2.95 to 3.3, to reduce the front setback to zero, reduce the rear setback to zero and to reduce the side setback to zero for a proposed 4-story elementary gymnasium addition with rooftop playground access, to the existing 4-story elementary school building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Two Point O Development, LLC
 1612 W. Ontario Street

APPEARANCE FOR: Mark Kupiec

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1612 W. Ontario Street

CAL NO.: 107-12-Z

MINUTES OF MEETING:
 March 16, 2012

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required minimum lot area from 1,650 square feet to 1,610 square feet, reduce the required front yard setback from 8.4' to .83', reduce the west side yard setback from 2' to zero (east side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 square feet to 84 square feet for a proposed two-story single family residence and rear one-story attached garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

OCT 05 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:

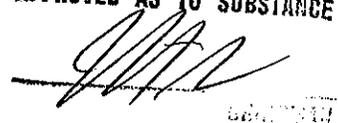
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

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 minimum lot area from 1,650 square feet to 1,610 square feet, reduce the required front yard setback from 8.4' to .83', reduce the west side yard setback from 2' to zero (east side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 square feet to 84 square feet for a proposed two-story single family residence and rear one-story attached garage. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Two Point O Development, LLC CAL NO.: 108-12-Z
 1614 W. Ontario Street

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 March 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1614 W. Ontario Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required minimum lot area from 1,650 square feet to 1,610 square feet, reduce the required front yard setback from 8.4' to .83', reduce the east side yard setback from 2' to zero (west side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and to reduce the rear yard open space from 104.65 square feet to 84 square feet for a proposed two-story single family residence and rear-one story attached two-car garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

OCT 05 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:

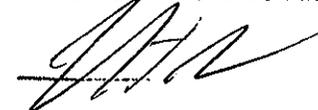
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2012 and

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 minimum lot area from 1,650 square feet to 1,610 square feet, reduce the required front yard setback from 8.4' to .83', reduce the west side yard setback from 2' to zero (east side yard setback to be 4.5'), reduce the total side yard combination from 4.6' to 4.5' and reduce the rear yard open space from 104.65 square feet to 84 square feet for a proposed two-story single family residence and rear one-story attached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Crossroads Broadway, LLC

CAL NO.: 389-11-S

APPEARANCE FOR: Gregg Graines

MINUTES OF MEETING:
March 16, 2012

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

OCT 05 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 March 16, 2012 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 to establish a drive-through facility which shall serve a one-story retail drug store; 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 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 drive-through facility to serve a one story retail drug store, provided the development is constructed consistent with the building elevations, and site and landscape plans dated March 16, 2012 by Camburas & Theodore Ltd.

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

APPROVED AS TO SUBSTANCE

