

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

APPLICANT: Los Angeles Indoor Soccer Stadium Inc. **CAL NO.:** 11-12-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1840 N. Central Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of sports and recreation facility (indoor soccer)..

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

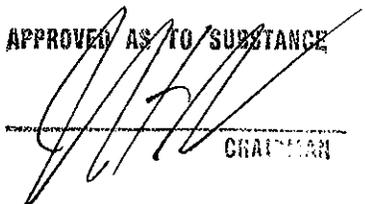
THE VOTE

DEC 27 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: Los Angeles Indoor Soccer Stadium Inc. **CAL NO.:** 12-12-Z

APPEARANCE FOR: **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1840 N. Central Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed public place of amusement license for an indoor soccer facility within 125' of a residential zoning district.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

DEC 27 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 A RESOLUTION

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



JUL 24 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Clafel, Inc.
APPLICANT

48-12-S
CALENDAR NUMBER

3900-06 South Western Avenue
PREMISES AFFECTED

April 20, 2012
MINUTES OF MEETING

Mark J. Kupiec
APPEARANCE FOR APPLICANT

Six objectors
OBJECTORS

NATURE OF REQUEST

Application for a special use to permit the establishment of a proposed tavern.

ACTION OF BOARD

THE VOTE

The application for a special use is approved with a condition

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia RECUSED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meetings held on February 17, 2012 (the "February Hearing"), and on April 20, 2012 (the "April Hearing"), after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, at the February Hearing the applicant presented its case and objectors testified in opposition; and

WHEREAS, at the February Hearing testimony of Objectors raised the issues of excessive noise and whether applicant was currently functioning as an adult use, as defined by the Municipal Code of the City of Chicago, and if the application were to be granted would continue to act as an adult use; and

WHEREAS, The matter was continued to allow the applicant to better define its proposed use; and

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

WHEREAS, Mr. Alfredo Aguilera testified in support of the application and in that testimony he stated that he is a contractor and architect. He enumerated a number of noise abatement methods that will be installed so as to keep noise to the minimum. His written report was introduced into evidence. Security officers will be present both inside the establishment and in the parking lot whose duties will include keeping patrons from being noisy.; and

WHEREAS, Oswaldo Castro testified that he is a fifty percent stockholder of the corporation and vice president of the corporation and that he will have management responsibilities; the proposed tavern will be operated as a sports bar and will not have dancing as entertainment; and

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

WHEREAS, the staff report of the Zoning division of the Department of Housing and Economic Development recommended approval of the application.

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings with reference to the Applicant's application for a Special Use:

1. The decision of the Zoning Board of Appeals to approve a special use application must be based solely on the approval criteria enumerated in Section 17-13-905-A of the Chicago Zoning Ordinance.
2. The application complies with all standards of the Zoning Ordinance.
3. The Board finds that the applicant has proved a prime facie case by testimony and evidence covering the nine specific criteria of 17-13-905-A. Evidence was presented that the use will not cause substantial injury to the value of other property in the neighborhood. The use will not have an adverse effect on other commercial or industrial enterprises. The use will not have an adverse effect on parking or traffic.

The Objectors questioned the credibility of the applicant, expressed concern that the changed classification from restaurant to tavern will have an adverse effect on the neighborhood and will promote drunkenness. The Objectors raised an issue of dancing for entertainment being allowed in the establishment while it was classified as a restaurant.

The applicant has specified in its testimony that no entertainment dancing will be allowed and that the tavern will a sports bar as the term is generally understood.

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

RESOLVED, the aforesaid special use application be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the condition that no dancing for entertainment shall be allowed

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

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

A Sharper Image Salon, LLC
APPLICANT

49-12-S
CALENDAR NUMBER

1805 West Irving Park Road
PREMISES AFFECTED

April 20, 2012
MINUTES OF MEETING

Rosana Ruiz, Manager of the LLC
APPEARANCE FOR APPLICANT

Jolanda Cuevas and Gloria Centeno
TESTIFIED IN OPPOSITION

NATURE OF REQUEST

Application for a special use to permit the establishment of a hair salon for men.

ACTION OF BOARD

THE VOTE

The application for special use is approved.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located in a B3-5 zoning district. The applicant seeks to open a hair salon in an existing vacant storefront at 1805 West Irving Park Road.

APPROVED AS TO SUBSTANCE
[Signature]
MEMBERMAN

TESTIMONY

ROSANA RUIZ testified in support of the application.

Ms. Ruiz testified that she is the manager of and the principal of the applicant LLC and will be the sole owner & operator of the proposed salon. She has business experience in salons and has been licensed for 31 years. She seeks to relocate her existing business from a "couple blocks away" on Irving Park Road. If granted, this will be her fourth location on Irving, all within the same Ward. This new location will allow her to grow the business and will have 5 stations; that operating hours will be Monday through Saturday 9 – 8, seven days a week; and will have 5 employees. She will be the on-site manager.

JOSEPH WILCOX, appraiser, testified in support of the application.

Mr. Wilcox testified that he has testified before the Board and has previously been qualified as an expert. He testified further that he is familiar with the applicant's business and conducted an on-site inspection. There are no previous special uses granted at the site. He stated that the applicant meets all the criteria for the granting of a Special Use Permit pursuant to Section 17-13-09-05A of the Chicago Zoning Ordinance in that: in that as it will serve men, and all the other salons nearby are oriented towards women customer it will be a convenience for the public and it will not be a detriment to existing salons; it would not have an adverse impact on the traffic in the neighborhood as it has two dedicated parking spots and there is ample parking available on Irving Park Road; it is compatible with the other buildings in the area in terms of building height and scale; it is compatible with businesses in the area in terms of hours of operation and lighting; it promotes pedestrian traffic and as it meets all the criteria of the Ordinance it will be beneficial to the community. His conclusions were contained in a prepared report which was submitted to the board.

The Zoning Administrator's report recommended approval of the application for the Special Use.

JOLANDA CUEVAS testified in opposition to the application.

Ms Cuevas testified that she owns and operates a salon on Irving Park Road. She previously tendered a letter explaining her objection. The Chairman read the letter and characterized it as objecting to the creation of more competition among salons in the area. The Chairman explained that pursuant to case law the board cannot entertain increased competition in its deliberations on the application. Ms Ruiz also articulated her interpretation of the ordinance requirement that a special use application must be obtained if a business will be within 1000 feet of another similar such business as meaning that another such business is precluded from opening. The Chairman explained that such an interpretation of the Ordinance is incorrect.

GLORIA CENTENO testified in opposition to the application.

Ms Centeno testified that she also believed that granting the Special Use will create too much competition for her business and that she agreed with Ms Cuevas that the business is precluded by City Ordinance.

FINDINGS

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:

the application complies with all standards of the Zoning Ordinance; no testimony was presented contravening the expert testimony establishing that the application meets all of the required criteria in support of the application.

CONCLUSION

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

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: James Brady and Marianne Brady

CAL NO.: 67-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 6130 N. Legett 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-

CASE CONTINUED TO JUNE 15, 2012

(then continued to July 20, 2012)

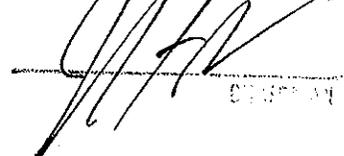
THE VOTE

DEC 27 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



SECRETARY

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

APPLICANT: Sergiy Lischuk

CAL NO.: 75-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2542 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a day labor employment agency on the first floor

ACTION OF BOARD-
CASE CONTINUED TO JUNE 15, 2012

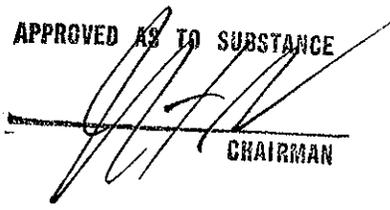
THE VOTE

DEC 27 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: Dearborn Streets Investors, LLC **CAL NO.:** 76-12-A
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
APPEARANCE AGAINST: None April 20, 2012
PREMISES AFFECTED: 415 N. Dearborn Street

NATURE OF REQUEST: Application for an appeal under Chapter 17 of the Zoning Ordinance from the decision of the office of the Zoning Administrator in refusing to permit a 100 square foot off- premise changing image sign which is prohibited within 100' of any residential building located in a D District.

ACTION OF BOARD-
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

DEC 27 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:

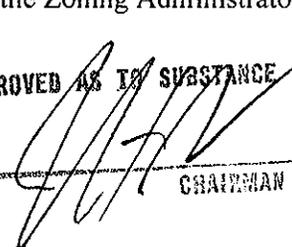
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012; and

WHEREAS, the district maps show that the premises is located in an DX-7 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant testified that they applied for a permit for a 10' x 10' off-premise advertising changing image sign which would be located on the south facade of the building. The Zoning Administrator denied the application. Paul Woznicki testified that the residential building that was cited as the reason for denial is actually 280 feet from the proposed sign face. Counsel for the appellant also stated that the PD 325 residential business plan development is exempt from the restriction that an off-site advertising may not be located with 100' of a residential building and an error made by the Zoning Administrator. The Zoning Board finds that the Zoning Administrator has made an error in her determination and will reverse her decision. The appellant shall be permitted to establish a 100 square foot changing image sign. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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:
April 20, 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 JULY 20, 2012

THE VOTE

DEC 27 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 BY THE BOARD

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:
April 20, 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 JULY 20, 2012

THE VOTE

DEC 27 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: Asanteman Association of Chicago
& Midwest, Inc. and Amaniampong Social Club

CAL NO.: 88-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 20, 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.

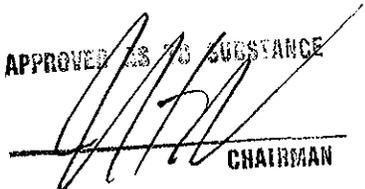
ACTION OF BOARD-
CASE CONTINUED TO JULY 20, 2012

THE VOTE

DEC 27 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: Haim Gabi

CAL NO.: 93-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 20, 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 cafe-shop on the 56th Floor located at 655 W. Irving Park Road.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 15, 2012

THE VOTE

DEC 27 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 LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



JUL 24 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Nakeisha Williams d/b/a Head Then Toes Salon
APPLICANT

102-12-S
CALENDAR NUMBER

8552 South Stony Island Avenue
PREMISES AFFECTED

April 20, 2012
MINUTES OF MEETING

Thomas S Moore
APPEARANCE FOR APPLICANT

No Objectors

NATURE OF REQUEST

Application for a special use to establish a beauty shop.

ACTION OF BOARD

THE VOTE

The application for a special use is denied.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Santiago	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, the applicant, Nakeisha Williams, testified in support of the application and in that testimony she stated that she has attended college and Capri School of Beauty. She has managed the beauty shop of another operator. She has purchased equipment and solicited independent licensed hair dressers to rent space in this shop. Having appeared previously on an application for a salon she clarified previous testimony in that she has not graduated from college and contrary to her previous testimony she has had some experience in cosmetology.; and

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

WHEREAS, Kareem Mutawer testified in support of the application and in that testimony he stated that he is a land planner; that he has testified before this Board on previous occasions and has been qualified as an expert witness and in that capacity can offer competent opinion testimony; that he conducted a site visit and prepared a planner's report which was admitted into evidence in support of his testimony; that the application complies with the standards of the Chicago Zoning Ordinance; that hours of operation, conform with those prevalent in the area; that there is not another salon within 1000 feet; and

WHEREAS, the staff report of the Zoning division of the Department of Housing and Economic Development did not recommend approval of the application.

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings with reference to the Applicant's application for a Special Use:

1. The decision of the Zoning Board of Appeals to approve a special use application must be based solely on the approval criteria enumerated in Section 17-13-905-A of the Chicago Zoning Ordinance.
2. The applicant's testimony has been inconsistent, and has been self contradictory casting doubt on the veracity of her representations. The applicant has failed to demonstrate that she has adequate experience and training to operate the proposed salon consistent with the standards of the surrounding community.

RESOLVED, the aforesaid special use application is hereby denied.

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: 519 May, LLC **CAL NO.:** 105-12-Z
APPEARANCE FOR: Barry Ash **MINUTES OF MEETING:**
APPEARANCE AGAINST: None April 20, 2012
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 4,000 square feet to 3,678.75 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-
APPLICATION APPROVED

THE VOTE

DEC 27 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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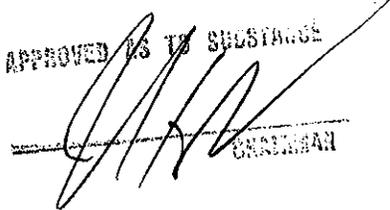
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the required minimum lot area from the required 4,000 square feet to 3,678.75 square feet, reduce the required 4 parking spaces to 3 parking spaces and reduce the rear setback to zero to convert a 3-dwelling unit building into a 4-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

 JONATHAN SWAIN

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

APPLICANT: McDonald's Corporation

CAL NO.: 109-12-S

APPEARANCE FOR: Elvin Charity

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 70 East Garfield Blvd.

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
RECUSED		

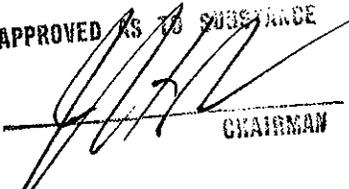
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 drive-through which shall serve an existing restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility to serve an existing restaurant, provided the development is constructed consistent with the site and landscape plans dated April 20, 2012 by Watermark Engineering Resources, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Edward Franco **CAL NO.:** 110-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2424 S. Western Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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		

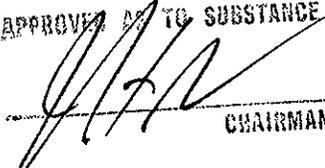
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 barber shop.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Prima Beauty Inc.
APPEARANCE FOR: d/b/a Posh" aah Nail Spa
APPEARANCE AGAINST: Same
PREMISES AFFECTED: None
PREMISES AFFECTED: 1704 W. Chicago Avenue

CAL NO.: 111-12-S

MINUTES OF MEETING:
 April 20, 2012

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

DEC 27 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 April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 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: Monika Porter **CAL NO.:** 112-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1044 W. Taylor Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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:

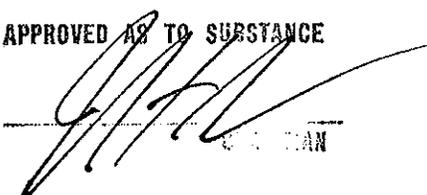
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 5, 2012; and

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 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 also offered that the use complies with all of the criteria as set forth by the code for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 JONATHAN SWAIN

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

APPLICANT: Andersonville Nail Lounge, Inc **CAL NO.:** 113-12-S
APPEARANCE FOR: Sun Hee Yoo **MINUTES OF MEETING:** April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5700 N. Clark Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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		

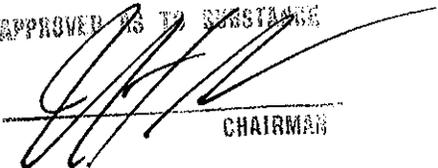
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 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: Reach For Health Corp. CAL NO.: 114-12-S

APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7120 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 massage establishment.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

DEC 27 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 April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 massage establishment 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 massage establishment.

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

APPROVED AS TO SUBSTANCE

Handwritten signature of Jonathan Swain, Chairman.

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

APPLICANT: Denise Brooks/ Cut It Out Barber Shop **CAL NO.:** 115-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7151 W. Grand 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 barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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		

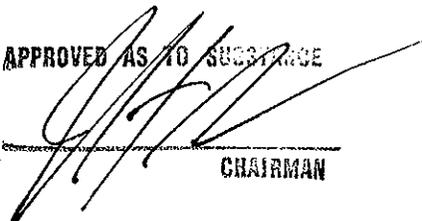
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 barber shop 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 barber shop.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Anthony Nash **CAL NO.:** 116-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 523 E. 71st Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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 April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 barber shop 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: _____


 Date: _____

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

APPLICANT: Chicago Tabernacle of the Assemblies of God

CAL NO.: 117-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 4042-60 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 1,000-seat religious assembly within an existing theater. The proposed religious assembly will also have 2 and 3 story additions to an existing 3-story building with retail uses and 34 residential dwelling units to be de-converted to 15 residential dwelling units.

ACTION OF BOARD-

CASE CONTINUED TO JUNE 15, 2012

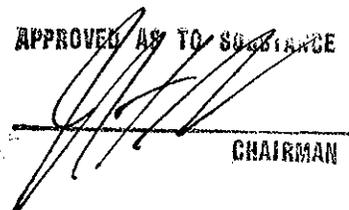
THE VOTE

DEC 27 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: Jose Dominquez **CAL NO.:** 118-12-S
APPEARANCE FOR: Nicholas Atsaves **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10828 S. Langley Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of Class IV B recycling facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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		

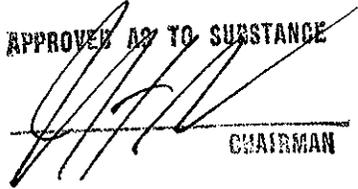
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 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 and landscape plan dated April 9, 2012 by LAM Associates Inc.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Shaka Price **CAL NO.:** 119-12-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
APPEARANCE AGAINST: None April 20, 2012
PREMISES AFFECTED: 6053 N. California 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

DEC 27 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		

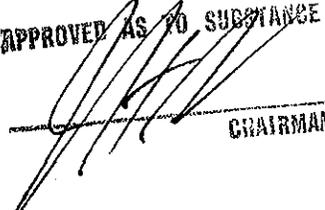
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 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 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: Andrew Swanson **CAL NO.:** 120-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 256 E. 35th Street

NATURE OF REQUEST: Application for a Chicago under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed barber shop.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

DEC 27 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		

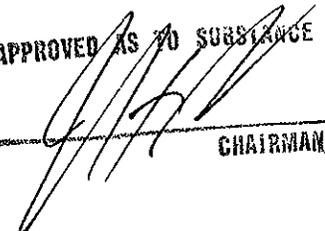
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 barber shop.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

McDonalds USA, LLC
APPLICANT

121-12-S
CALENDAR NUMBER

1951 North Western Avenue
PREMISES AFFECTED

April 20, 2012
MINUTES OF MEETING

Patrick Turner, Law Offices of Maurides, Foley, Tabangay and Turner
APPEARANCE FOR APPLICANT

Objector
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for a special use permit for the establishment of a 2-lane drive through to serve a proposed restaurant.

ACTION OF BOARD

THE VOTE

The application for special use is approved subject to the condition specified in this decision.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia RECUSED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located in a B3-2 zoning district. The property is currently improved with a 24 hour McDonalds restaurant with a single drive-through lane operating since 1983. The applicant proposes to demolish the existing restaurant building and re-open a 24 hour McDonalds in a newly constructed restaurant building with two drive-through lanes. The underlying land was recently re-zoned to allow for the new, larger restaurant building.

APPROVED AS TO SUBSTANCE

OFFICIAL

TESTIMONY

John deCarrier testified in support of the application.

Mr. De Carrier testified that that he is the owner franchisee of the McDonalds restaurant currently on the site and he is proposing the demolition of the existing restaurant building and its replacement by a larger, more appropriately designed restaurant building. This McDonalds restaurant has been in operation since 1983 and he purchased it over seven years ago. He added that the current operation has 67 employees and the expansion will permit him to maintain 95-100 employees.

Anita Thomas, McDonalds Area Construction Manager testified in support of the application.

Ms Thomas testified that the relevant aspects of the re-build were designed to improve traffic safety. and traffic flow specifically keeping traffic moving in the parking lot as well as off the major 3 thoroughfares around this location.

Luay Aboona, KBOA, Traffic consultant, testified in support of the application.

His report was marked as an exhibit and accepted into evidence by the Board. He testified that the new traffic site plan was designed to accommodate pedestrian and vehicular traffic and that it reduces the negative impact on East-bound Armitage Avenue. He believes that the plan is the best option presented by the available space. Further, to alter the traffic plan by eliminating the second drive-through lane would reduce business proceeds by 15% and would inevitably cause more traffic back up on Milwaukee Avenue. which abuts the proposed project, is a one-way street northbound.

Lawrence Okrent, Planning and zoning Consultant, testified in support of the application.

Mr. Okrent's report was marked as an exhibit and accepted into evidence by the Board. Mr. Okrent testified that the site plan met all FAR standards yet did not exceed those allowable by Code. Further, he believes that the plan is in the best interests of the Public's convenience in that it conforms in scale and design with the development in the neighborhood and is consistent with other businesses in the immediate area as there exists drive-through bank also on drug store on the intersection, and that the proposed plan is compatible with noise and light emissions from other businesses.

The Zoning Administrator's report recommended approval of the application for the Special Use.

Beth Zacherle testified in opposition to the application.

Ms Zacherle testified that a she lives next door on the 4th floor of the neighboring apartment building. She is concerned about noise pollution from the speaker boxes of the drive through order especially as she hears the noise from the now existing single lane and is concerned that doubling the lanes will double the noise. She also expressed concern about pedestrian traffic around the restaurant. She described her meeting with proponents for the application who explained to her that (1) the new construction will utilize new technology which will reduce the decibel level as the technology will allow the restaurant to control the volume which it currently cannot do. Mr Decarrier in

response to Ms Zacherle's concerns represented that he will provide his phone number to Ms Zacherle and that he promised to always be available to her to address any concerns in the future. It was suggested by the Board that that landscaping around the restaurant should include noise muffling foliage.

FINDINGS

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 affect on the general welfare of the neighborhood;
3. the proposed building and second drive-through lane 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, lighting and noise;
5. the proposed project is designed to promote pedestrian traffic.

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 of the second drive-through lane does not have adverse impact on the surrounding area pursuant to Zoning Ordinance Section 17-13-900, the Board imposes the following additional condition of approval. The condition is intended to mitigate any adverse impacts of the proposed use, and is imposed in the interest of the health, safety, and welfare of residents in the surrounding neighborhood.

- The proposed building site plan must be altered so as not allow for egress from the drive through lanes, termed a "release," by eliminating the curb cut represented on the site plan.

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: Wilnesse Mims **CAL NO.:** 122-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2672 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 an accessory off-site parking lot to serve an existing 1-story building operating a new day care center located at 2671 E. 75th Street.

**ACTION OF BOARD-
APPLICATION APPROVED**

DEC 27 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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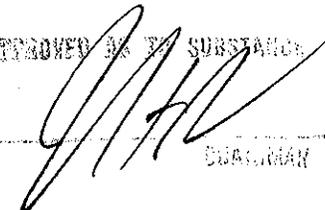
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 an accessory off-site parking lot to serve a proposed day care center which is located at 2671 E. 75th Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 accessory off-site parking lot.

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

APPROVED BY THE SUBSTANCE

 JONATHAN SWAIN

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

APPLICANT: Windy City Rollers (Non-Profit), Inc. **CAL NO.:** 123-12-S
APPEARANCE FOR: Erik Harris **MINUTES OF MEETING:** April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1816-1840 S. Clinton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of sports and recreation facility (roller derby) within an existing 1-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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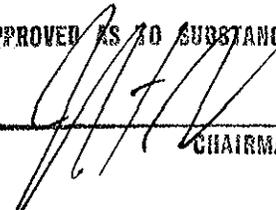
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 sports and recreation facility (roller derby) which shall be located within an existing 1-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 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): The Department of Housing and Economic Development recommends approval of the proposed sports and recreation participant facility, provided the development is constructed consistent with the site and landscape plan dated April 20, 2012 by T.U Ciesielski Architects, Ltd.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: GPS 87 LLC **CAL NO.:** 124-12-S
APPEARANCE FOR: Adam Penkhus **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 737 E. 87th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory 1-lane drive -thru facility to serve an existing 1-story retail building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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RECUSED		

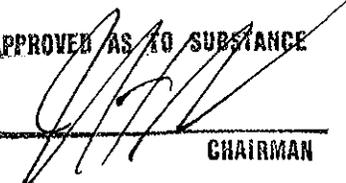
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 one lane drive through to serve an existing retail 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 drive-through facility to serve an existing retail building, provided the development is constructed consistent with the site and landscape plans dated April 20, 2012 by Daniel Weinbach & Partners Ltd.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Breakthrough Urban Ministries, Inc.

CAL NO.: 126-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3322-3330 W. Carroll 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 with accessory uses in a existing 2-story brick building with on-site parking.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 15, 2012

THE VOTE

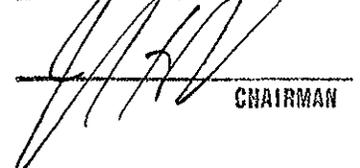
DEC 27 2012

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: Breakthrough Urban Ministries, Inc.

CAL NO.: 127-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3322-3330 W. Carroll Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of transitional shelter (temporary overnight shelter) with accessory uses in an existing 2-story building.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 15, 2012

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Stephen & Carol Napleton **CAL NO.:** 128-12-S
APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6100-24 N. Western Ave./ 2400-10 W. Glenlake Ave.

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of one-lane drive thru for a retail building within a restaurant.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

DEC 27 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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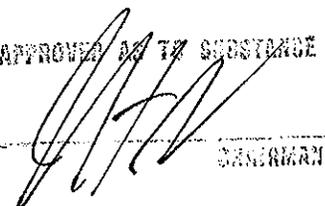
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 one-lane drive through to serve a proposed retail building containing a restaurant (coffee 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 given that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility to serve a proposed retail building, provided the development is constructed consistent with the site plan by Watermark Engineering Resources Ltd. dated March 9, 2012, the landscape plan by David R. McCallum Associates Inc. dated April, 17, 2012 and the building elevations by Camburas & Theodore Ltd. dated March 19, 2012

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: Chicago Board of Education

CAL NO.: 129-12-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1408 S. Ridgeway Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of required off-street parking lot with 29 spaces to serve an existing Chicago public school located at 3711 W. Douglas Blvd.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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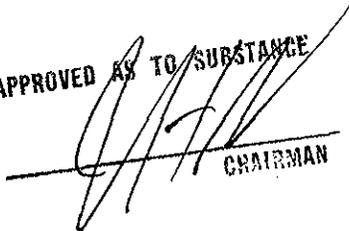
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 required off-street parking lot with 29 spaces to serve an existing Chicago public school located at 3711 W. Douglas Boulevard; 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 required off-street parking lot, provided the development is constructed consistent with the landscape plan dated January 23, 2012 by Solomon Cordwell and Buenz.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Board of Education **CAL NO.:** 130-12-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1408 S. Ridgeway 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 from 20' to 7.0' and to reduce the required side yard setback from 9.3' to 7.0' to establish required off- street parking lot of 29 parking spaces to serve existing Chicago public school located at 3711 W. Douglas Boulevard.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 27 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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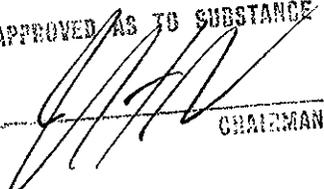
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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; a special use was granted to the subject site in Cal No. 129-12-S to permit the establishment of an accessory off-site with 29 parking spaces to serve the school located at 3711 W. Douglass Boulevard. The applicant shall now be permitted to reduce the required front yard setback to 7.0' and to reduce the required side yard setback to 7.0'; 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: Sam Rovit **CAL NO.:** 131-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 702 W. Schubert

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback to zero and to reduce the side yard to 2.875', also reduce the combined side yard from 5' to 2.875' and allow an increase of up to 10% in the height of the building to allow a front 22.05' x 4' second floor open porch to an existing 4-story single family residence with a proposed roof top stair enclosure.

**ACTION OF BOARD-
VARIATION GRANTED**

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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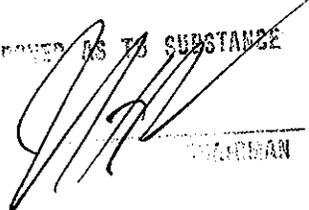
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the west side yard setback to zero and to reduce the side yard to 2.875', also reduce the combined side yard from 5' to 2.875' and allow an increase of up to 10% in the height of the building to allow a front 22.05' x4' second floor open porch to an existing 4-story single family residence with a proposed roof top stair enclosure; 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: Sunny H. Park **CAL NO.:** 132-12-Z
APPEARANCE FOR: Dominika Fard **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5524-28 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to expand a public place of amusement license from 5524-5526 N. Lincoln Avenue (Cal. No. 324-10-Z) to 5524-5528 N. Lincoln Avenue to serve a karaoke service with food and liquor. The applicant has also received an administrative adjustment for at least four parking spaces located at 5500-5520 N. Lincoln Avenue.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 27 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 has previously appeared before the Board to establish a public place of amusement license which is located within 125' of a residential zoning district; the applicant now wishes to expand the PPA license to provide karaoke service within the banquet facility which is located at 5524-5528 N. Lincoln Avenue; the Board will permit the applicant to expand the Public Place of Amusement license ; the applicant was also granted an Administrative Adjustment to provide at least four parking spaces which shall be located at 5500-20 N. Lincoln Avenue; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

APPLICANT: 1300 Exchange LLC **CAL NO.:** 133-12-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4137 S. Packers Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing transfer station by adding 185,608 square feet of land and an additional waste stream of municipal solid waste as well as composting and wood recycling.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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:

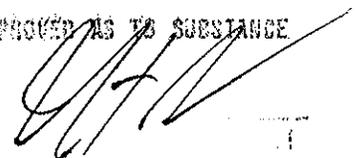
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 5, 2012; and

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 expand the existing special use by adding 185,608 square feet of land and an additional waste stream of municipal solid waste as well as composting and wood recycling; expert testimony was offered that the use is existing and that by granting the expansion of the special use, there would be no negative impact on the surrounding community and it would be 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; 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 waste transfer station with additional uses, provided the development is constructed consistent with the general facility layout/ landscape plan dated February 29, 2012 by Weaver Boos Consultants.

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: P.J. Clifton, Inc. **CAL NO.:** 134-12-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3737 N. Clifton Ave.

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front property line of north seminary from 20' to zero and to reduce the north side yard setback from 5' to 1.50' and to reduce the south side yard setback from 5' to 3' to allow a 19' x 64.83' three-story three- dwelling unit building with a roof top enclosed stairwell and open roof deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

DEC 27 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		

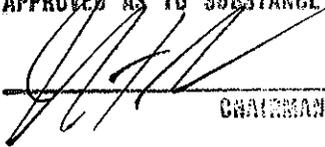
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the front property line of North Seminary from 20' to zero and to reduce the north side yard setback from 5' to 1.50' and to reduce the south side yard setback from 5' to 3' to allow a 19' x 64.83' three-story three- dwelling unit building with a roof top enclosed stairwell and open roof deck; the Board finds 1) strict compliance with the 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: 940 Weed LLC **CAL NO.:** 135-12-S
APPEARANCE FOR: Adam Penkhus **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 940 W. Weed Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
RECUSED		

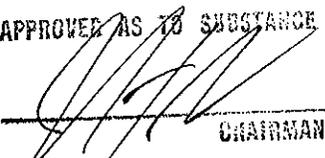
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 an outdoor rooftop patio to serve an existing restaurant / tavern; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 rooftop outdoor patio, subject to all Outdoor Patio License restrictions and requirements.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Cermak Donuts, Inc. CAL NO.: 136-12-S

APPEARANCE FOR: Dan Shapiro MINUTES OF MEETING: April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3201 W. Cermak Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed restaurant with a drive-thru facility to serve an existing 1-story building.

ACTION OF BOARD- APPLICATION APPROVED

DEC 27 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

THE VOTE

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. Includes a 'RECUSED' row.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 restaurant with a drive through facility; 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 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 drive-through to serve a proposed restaurant, provided the development is constructed consistent with the site and the landscape plans dated APRIL 20, 2012 by FHS Design & Build, LLC.

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

APPROVED AS TO SUBSTANCE [Signature]

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

APPLICANT: Pulaski 4100 Donuts, Inc. **CAL NO.:** 137-12-S
APPEARANCE FOR: Dan Shapiro **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4113 S. Pulaski Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
RECUSED		

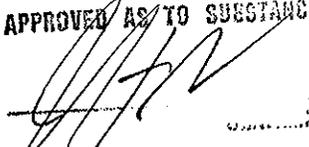
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 restaurant with a drive through facility; 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 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 drive-through to serve a proposed restaurant, provided the development is constructed consistent with the site and the landscape plans dated APRIL 20, 2012 by FHS Design & Build, LLC.

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: Liyu Liu & Ye Jin **CAL NO.:** 138-12-Z
APPEARANCE FOR: Lisa Perna **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2622 S. Hamlin 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 from 20' to .96' to allow a proposed 2-story front open steel porch to an existing 2-story 2-dwelling unit building..

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 27 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		

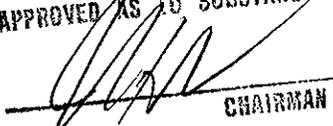
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the required front yard setback to .96' to allow a proposed 2-story front open steel porch to an existing 2-story 2-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: Carroll Street Properties LLC **CAL NO.:** 139-12-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1422 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance to permit a residential use below the second floor and for the conversion of an existing 2 dwelling unit building to a 3 dwelling units in a 2-story building with basement.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

DEC 27 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		

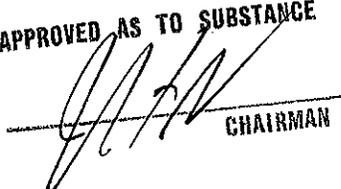
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 convert an existing 2 dwelling unit building into a 3 dwelling unit building; the additional dwelling unit shall be located in the basement of the 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 dwelling unit located on the ground floor.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Carroll Street Properties LLC

CAL NO.: 140-12-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1422 N. Western Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 1,000 square feet of lot area per dwelling unit or the required 3,000 square feet total lot area by not more than 10% for the conversion of an existing 2-dwelling unit building to 3 dwelling units.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 27 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 April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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; a special use was granted to the subject site in Cal. No.139-12-S to permit the establishment of a residential use below the second floor; the applicant shall also be permitted to reduce the required 1,000 square feet of lot area per dwelling unit or the required 3,000 square feet total lot area by not more than 10% for the conversion of an existing 2-dwelling unit building to 3 dwelling units. 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: Cooper Technica, Inc.

CAL NO.: 141-12-S

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 401 N. May Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of motor vehicle repair facility

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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:

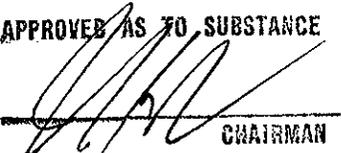
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 5, 2012; and

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 testified that he currently operates an automobile restoration business at another location and was unable to renew his lease at that location; the applicant shall be permitted to establish a Class III motor vehicle repair 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 III motor vehicle repair facility, provided the development is constructed consistent with the site and landscape plan dated April 20, 2012 by Wheeler Kearns Architects.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Carl Valentin **CAL NO.:** 142-12-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2075 N. Leavitt

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 28' rear yard setback to zero and the required 312.39 square feet of rear yard open space to zero, to allow a rear one-story addition measuring 23.04' x 20.08' to an existing two-story two-dwelling unit building to be de-converted to a single family residence with a front 2 story addition and a third floor addition over the existing 2 story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 27 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		

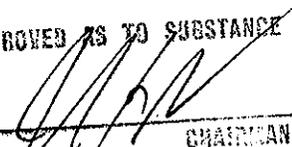
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the rear yard setback to zero and the required 312.39 square feet of rear yard open space to zero, to allow a rear one-story addition to an existing two-story two-dwelling unit building to be de-converted to a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Jodi Development, LLC **CAL NO.:** 143-12-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1623 N. Wolcott

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to allow a residential use below the second floor for proposed 3-story single family residence with a rooftop stair enclosure for mechanical access and a attached 2- car garage with open roof deck.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

DEC 27 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:

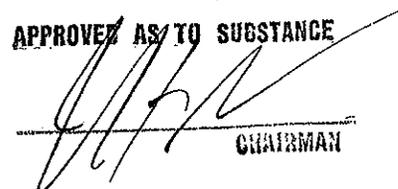
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 5, 2012; and

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 a residential use below the second floor for proposed 3-story single family residence with a rooftop stair enclosure for mechanical access and a attached 2- car garage with open roof deck; 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 dwelling unit located on the ground floor, provided the development is constructed consistent with the site plan and building elevations dated January 27, 2012 by Osterhouse McCarthy Architects.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Robert Kislin and Randall Starr **CAL NO.:** 144-12-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5732 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required south side yard setback from 4.26' to .83' for a proposed 1-story addition and a rear two-story open deck to an existing 2-½ story single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

DEC 27 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

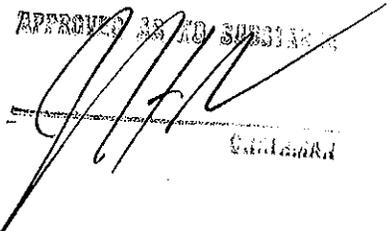
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the required south side yard setback from 4.26' to .83' for a proposed 1-story addition and a rear two-story open deck to an existing 2-½ 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

 [Signature]

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

APPLICANT: Nick and Dagmara Kokonas

CAL NO.: 145-12-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 229-31 W. Eugenie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce required the rear yard setback from 32.2' to 12.22' for a proposed rear one-story addition to the existing rear detached 1-story accessory building serving the existing single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

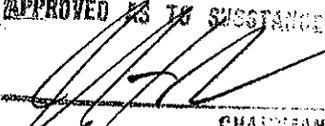
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce required the rear yard setback to 12.22' for a proposed rear one-story addition to the existing rear detached 1-story accessory building serving the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Richard A. Simon

CAL NO.: 146-12-S

APPEARANCE FOR: Jeffrey Greenspan

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1929-45 S. Prairie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use on the ground floor for a proposed 3-story with basement 3-dwelling unit building with attached garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		
		X
X		

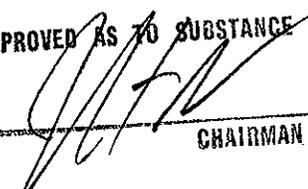
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 residential use below the second floor for a proposed 3-story, 3 dwelling unit building with an attached garage; expert testimony was offered that the use would not have a negative impact on the surrounding community and is ion 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):

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: Richard A. Simon **CAL NO.:** 147-12-Z
APPEARANCE FOR: Jeffrey Greenspan **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1929-45 S. Prairie Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 30' rear yard setback to zero for a proposed 3-story, 3-dwelling unit building with attached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 27 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		

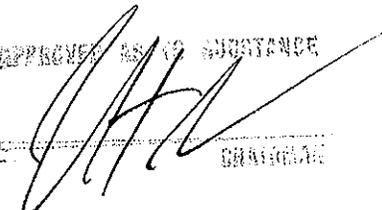
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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; a special use was granted to the subject site in Cal. No. 146-12-S to permit a residential use below the second floor; the applicant shall also be permitted to reduce the required rear yard setback to zero for a proposed 3-story, 3-dwelling unit building with attached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT:

Tennis Corporation of America
d/b/a Midtown Tennis Club

CAL NO.: 148-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2416-76 N. Elston Avenue/ 2000-50 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the expansion of an existing sports and recreation participant facility (tennis club) with 1,2 and 4-story additions to the existing 2-story building.

ACTION OF BOARD-

CASE CONTINUED TO JUNE 15, 2012

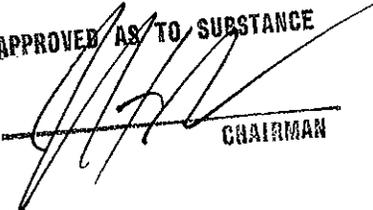
THE VOTE

DEC 27 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: 1529 Pearson Inc.

CAL NO.: 149-12-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
April 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2706 W. Francis Place

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 20' to 2' on a through lot for a proposed detached garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 27 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:

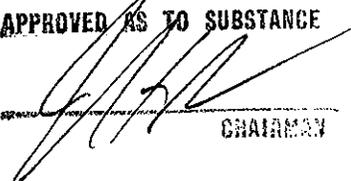
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 5, 2012 and

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 construct a detached garage which shall be located on a through lot; the applicant is permitted to reduce the front yard setback to 2'; 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: Featherfist Development Corp **CAL NO.:** 150-12-S
APPEARANCE FOR: Melanie Anewishki **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 9020 S. Langley Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 27 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		
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X		

THE RESOLUTION:

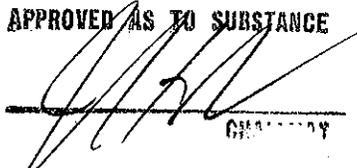
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 5, 2012; and

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 transitional living facility; 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 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 transitional living facility, provided the development is constructed consistent with the floor plans dated April 20, 2012 by Yung Architects.

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

APPROVED AS TO SUBSTANCE



 CHICAGO

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

APPLICANT: Smart City LLC Investment **CAL NO.:** 151-12-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 500 W. Division 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 7.5' to zero, reduce the rear yard setback from 30' to 10.6' and reduce the west side yard setback from 3.6' to zero for a proposed 4-story 8-dwelling unit building with attached parking and a rooftop stair enclosure.

**ACTION OF BOARD-
VARIATION GRANTED**

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

THE RESOLUTION:

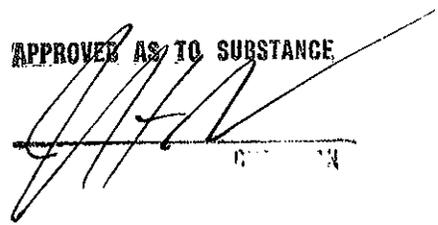
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 5, 2012 and

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 construct a 4-story 8-dwelling unit building with attached parking and a rooftop stair enclosure whose front yard shall be zero, rear yard setback shall be 10.6' and the west side yard setback shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Frank McMahon **CAL NO.:** 152-12-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
April 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3524 S. Lowe Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the off-street parking requirement by not more than 1 parking space for a detached garage to an existing 3-dwelling unit building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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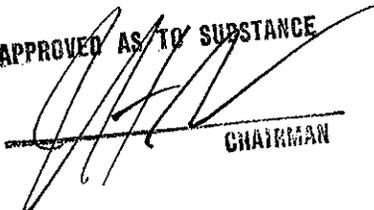
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 reduce the required off-street parking by not more than one space for a detached garage which shall serve an existing 3-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