

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

**APPLICANT:** Warsi Management, LLC **CAL NO.:** 153-12-S  
**APPEARANCE FOR:** James Banks **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 8659 S. State Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed gas station with a 1-story retail building with 6,893 square feet of floor area with 1 space for the gas station and 3 retail spaces.

**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		

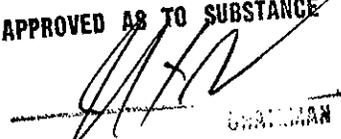
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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 gas station with a 1 story retail building which shall have 6,893 square feet of floor area and shall have space for one gas station and 3 retail spaces; 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 also finds that the applicant shall build consistent with the site and Landscape plans dated May 2, 2012 and the agreed upon revisions dated May 18, 2012; 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 gas station and retail building, provided a condition is placed to have the Department approve the final site/ landscape plane and building elevations.

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:** Kasper Development Ltd. **CAL NO.:** 154-12-Z  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
 May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2300-2302 W. 35th Place

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the side yard setback from the required 2' to .03 on the west and 1.7' on the east and to reduce the combined side yard setback from 4.8' to 2' to allow the sub-division of one zoning lot into two zoning lots with the existing single-family residence to remain on one lot.

**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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**THE RESOLUTION:**

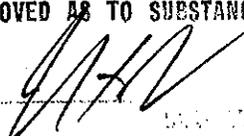
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

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 side yard setback from the required 2' to .03 on the west and 1.7' on the east and to reduce the combined side yard setback from 4.8' to 2' to allow the sub-division of one zoning lot into two zoning lots with the existing single-family residence to remain on one lot; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Gabriel Beltran

CAL NO.: 155-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
May 18, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2511 W. 46th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 19.8' to 2'- 4" and reduce the west side setback from 2'-0" to 1'-0' and the east side setback will be 14'-0" for a total side setback combination of 15'-0" to construct a front 2-story open porch residential building..

ACTION OF BOARD-  
CASE CONTINUED TO JULY 20, 2012

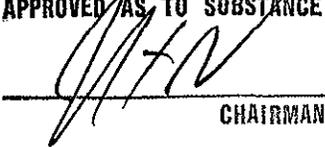
THE VOTE

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		
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X		
		X
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Anthony Vassiliou **CAL NO.:** 156-12-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None May 18, 2012  
**PREMISES AFFECTED:** 2621 W. 102nd Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the front setback from 30'-0" to 20'-0' and reduce the rear setback from 22'-0" to 10'-0" to construct a rear 2-story addition and a front attached 2 car garage to an existing single family residence.

**ACTION OF BOARD-**  
**VARIATION GRANTED IN PART**

**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		

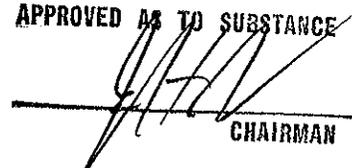
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that he would like to construct an addition at the rear of his home as well as a garage which he would like to locate at the front of the property; there was no testimony given by the applicant regarding the hardship for the location of the garage; the Board finds that if permitted to locate the garage at the front of the property, the characteristics of the neighborhood would be altered; the board will permit the applicant to reduce the rear setback to 10' for the rear addition but will deny the front setback reduction for the 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:** Loyola University of Chicago,  
c/o Wayne Magdziarz, V.P., Capital Planning

**APPEARANCE FOR:** John Lawlor

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6530-40 N. Sheridan Road

**CAL NO.:** 157-12-S

**MINUTES OF MEETING:**  
May 18, 2012

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed transit station which will include a station lobby with a small addition and an outdoor pedestrian plaza.

**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		
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		X
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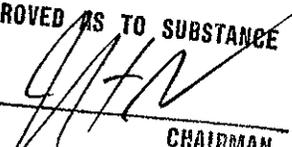
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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 transit station which will include a station lobby with a small addition and an outdoor pedestrian plaza; 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 transit station and pedestrian plaza, provided the development is constructed with the site and landscape plan dated May 15, 2012 by Benesch and the building elevations dated March 16, 2012 by Muller + Muller 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  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-5777



JUN 21 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**CP/AJ Hotel Lincoln Park Manager, LLC**

APPLICANT

**1816 North Clark Street**

PREMISES AFFECTED

158-12-S  
CALENDAR NUMBER

**May 18, 2012**  
MINUTES OF MEETING

Donna J. Pugh, Foley & Lardner  
APPEARANCE FOR APPLICANT

Rhea Skilkin  
OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish an outdoor patio located on a hotel rooftop.

**ACTION OF BOARD**

**THE VOTE**

The application for a special use is approved.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

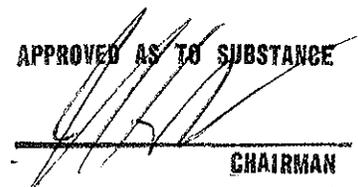
**THE RESOLUTION OF THE BOARD**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, Sol Barket testified in support of the application and in that testimony he stated that he is a manager of the applicant; that the patio will be an amenity to the hotel; that meetings were held with the community; that representatives of the community which have expressed their support of the application; and that the hotel needs the outdoor patio to earn income to make the hotel profitable; and

WHEREAS, Ian Goldberg testified in support of the application and in that testimony he stated that he is a Vice President of Boka Restaurant Group which will manage the outdoor patio; that his company has much experience managing other successful patios; that the hours of operation shall be consistent with the license; and that there will be no live music or amplified sound; and

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

WHEREAS, Daniel Grove testified in support of the application and in that testimony he stated that he is Vice President of the Lakota Group which consults regarding land use and planning; 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 current proposed patio complies with the standards of the Chicago Zoning Ordinance; that the hotel use is legally non-conforming and that the hotel building is legally non-conforming in terms of F.A.R. and height and that the addition of the patio will neither increase said height nor FAR; the outdoor patio will be in the interest of the public convenience, as it will provide diners with excellent views of the City unique in this area; that there will not be any noise or light impacts that would adversely affect neighbors; that the existing 13-story building is similar in scale to the surrounding uses; that the outdoor patio will be compatible with the character of the surrounding area in terms of site planning, building scale, and project design; that the outdoor restaurant and patio will operate at similar hours as surrounding establishments; that as there are no directly adjacent buildings of the same or taller height, the minimal amount of lighting associated with the patio is compatible; that the hotel and attendant restaurant uses within the building have adapted their operations successfully to the neighborhood to minimize impacts on traffic; that the addition of alcohol service to the approved restaurant will not create additional traffic congestion; that the subject site includes recent interior renovations of a new elevator and significant fire and life safety improvements, all of which constitute accommodations to pedestrian use of the building; that the improvements to the patio include a transparent windscreen that improves the comfort of the users while not impacting the character of the building; and that contained in his report which has been entered into the record as evidence are certain relevant statistics such as the number of restaurants and establishments that serve liquor in the immediate and in the near vicinity of the subject property; and

WHEREAS, Howard Hirsch testified in support of the application and in that testimony he stated that he is an architect and is President of Hirsch Associates; and in his testimony described all of the architectural aspects of the proposed patio and how it is integrated into the building's characteristics; and

WHEREAS, Vi Daley testified in support of the application and in that testimony she stated that she is the President of the Old Town Triangle Association; that she is the former Alderman of the 43rd Ward, wherein the subject property is located; that the Old Town Triangle Association supports the project and the requisite application for the special use; and that her opinion is that the patio will be a great addition to the neighborhood; and

WHEREAS, Rhea Skilkin testified in opposition to the application and in that testimony she stated that across the street from the subject property there exists a farmers market; that that market causes considerable congestion, noise and unsanitary conditions in the neighborhood; that the site where the farmers market is located is not conducive to

a farmers market; that the market causes disruption to pedestrian and vehicular traffic in the area around it; that the market precludes area residents from enjoyment of the park and the neighborhood generally; that the addition of the rooftop patio will increase vehicular and pedestrian traffic in the area which will constitute a negative impact on the community; that the rooftop patio will magnify the adverse impact of the farmers market; that the rooftop patio increase vehicular and pedestrian traffic in the area in its own right; 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 affected premises contains a hotel with bar and restaurant facilities; the existing building is legally non-conforming in terms of height and FAR; the proposed use does not increase the non-conformity; the proposed rooftop restaurant/bar will be an amenity to the existing hotel; the subject property is located in a B3-5 zoning district;
3. The application complies with all standards of the Zoning Ordinance.
4. The application is in the interest of the public convenience and will not have an adverse affect on the general welfare of the neighborhood in that the patio will be operated so that neither sound nor light will adversely affect neighbors; will be a welcome amenity to the residents of the neighborhood; that the hours of operation, being those permitted by license, will not contribute to congestion in the neighborhood and are compatible with the hours of operation with other dining and drinking establishments in the neighborhood; and that those hours of operation do not significantly overlap with the hours of operation of the farmers market so will not therefore significantly add to pedestrian and vehicular congestion in the immediate vicinity of the hotel and the farmers market.
5. As the rooftop patio is integrated with the design of the hotel building at the subject property the premises remains within the character of the neighborhood as building design and scale will not be changed.
6. The proposed operation of the patio is compatible with the character of the surrounding area as there are seven restaurants already on the block and there currently exists fourteen restaurants with exterior dining within a half mile radius.
7. The effect on pedestrian traffic is negligible as the area already accommodates many dining and drinking establishments and in that the hotel guest capacity far exceeds the anticipated occupancy of the patio area so that the addition of

customers on the patio is a negligible addition to the amount of pedestrian traffic in and around the building.

8. No credible evidence was presented demonstrating that the proposed rooftop patio will increase any congestion, pedestrian inconvenience or is incompatible with the characteristics of the buildings in the surrounding area; further, nor will the rooftop patio in any way increase any congestion, pedestrian inconvenience and resulting discomfort that might exist in the neighborhood due to the existence of the farmers market.

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.

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



**Barbara&Barbara, Inc.**  
APPLICANT

**159-12-S**  
CALENDAR NUMBER

**2925 West Diversy Avenue**  
PREMISES AFFECTED

**May 18, 2012**  
MINUTES OF MEETING

**Nate Mayer**  
APPEARANCE FOR APPLICANT

**Josifina Rogue**  
APPEARED IN OPPOSITION

**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 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"/>

**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 May 18, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, the president of the applicant corporation, Sierra Berquist, 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

WHEREAS, Josifina Rogue testified in opposition to the application and in that testimony she stated that she is the owner and operator of a salon two blocks away from the location of the proposed salon which is the subject property and that she believes that the Zoning Ordinance does not allow another salon within one thousand feet of an

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
**CHAIRMAN**

existing salon. Further, she testified that if the application were granted the proposed establishment will restrict her business operations by posing competition; and

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

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

1. The decision of the Zoning Board of Appeals to approve a special use application must be based solely on the approval criteria enumerated in Section 17-13-905-A of the Chicago Zoning Ordinance.
2. The applicant's testimony has established that the application has satisfactorily addressed each of the requisite criteria in that: the proposed use complies with all applicable standards of the Zoning Ordinance; is in the interest of public convenience and will not negatively impact the neighborhood; is compatible in design and scale with other similar businesses in the surrounding area; its terms of operation are consistent with those of other similar businesses in the surrounding area; is designed to promote pedestrian safety and comfort.
3. The basis of the opposition testimony was based on an incorrect application of the Zoning Ordinance; the Zoning Ordinance does not ban similar business from existing within one thousand feet of another similar business.
4. Economic competition is not a criteria which the Board can recognize as it does not address the criteria enumerated in Section 17-13-905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application is hereby approved.

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:** Leroy Silva **CAL NO.:** 160-12-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3140 N. Austin Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

DEC 27 2012

**THE VOTE**

**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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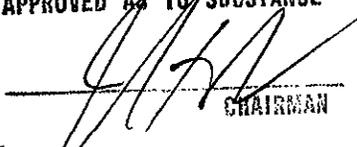
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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 that the shop must be closed by 10:00 P.M.; 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:** Maria T. Cuevas  
d/b/a Delias Beauty Salon **CAL NO.:** 161-12-S

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
May 18, 2012

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2810 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 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		
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**THE RESOLUTION:**

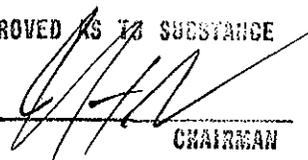
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

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; 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:** Glamour Beauty Salon **CAL NO.:** 162-12-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2322 W. Devon Avenue

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

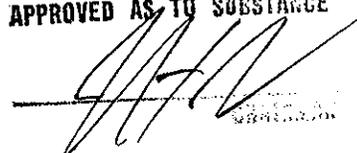
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

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



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

**APPLICANT:** Damaressa Quiles- d/b/a "Salon La Rouge" **CAL NO.:** 163-12-S

**APPEARANCE FOR:** Same **MINUTES OF MEETING:** May 18, 2012

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2137 N. Western Avenue, 1st Floor

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

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:**

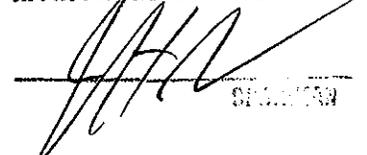
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

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



JONATHAN SWAIN

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

**APPLICANT:** Roger Williams **CAL NO.:** 164-12-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2022 W. 119th Street

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

DEC 27 2012

**THE VOTE**

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 May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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/ nail services 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 /nail salon.

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

**APPROVED AS TO SUBSTANCE**

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

**APPLICANT:** Victor's Barber Shop and Beauty Salon, LLC **CAL NO.:** 165-12-S

**APPEARANCE FOR:** Nick Ftikas **MINUTES OF MEETING:**

May 18, 2012

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1616 N. Western Avenue, Unit B

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

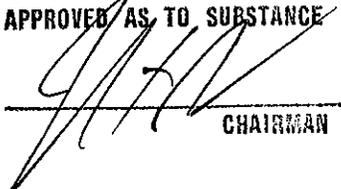
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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:** Children's Creative Center, Inc. **CAL NO.:** 166-12-S  
**APPEARANCE FOR:** James Banks **MINUTES OF MEETING:**  
 May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3201 N. Damen Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an off-site parking for 2 parking spaces to meet the requirement for a proposed day care center located at 2026-2028 W. Belmont Avenue.

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

DEC 27 2012

**THE VOTE**

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		

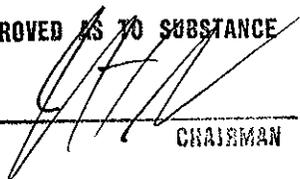
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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 off-site parking lot to provide two required parking spaces which shall serve a day care centered located at 2026-28 W. Belmont Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Diana Alicia Cuevas

**CAL NO.:** 167-12-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
May 18, 2012

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6008 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 required accessory off-site parking for required 9 spaces located at 6008 W. Fullerton to serve an existing 1-story banquet hall located at 6019 W. Fullerton with a proposed public place of amusement license.

**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:**

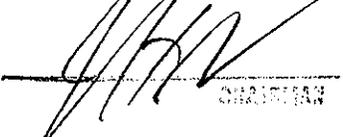
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

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 off-site parking lot with nine required spaces 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 off-site parking spaces. .

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:** Diana Alicia Cuevas **CAL NO.:** 168-12-Z  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None May 18, 2012  
**PREMISES AFFECTED:** 6019 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to permit the establishment of a proposed public place of amusement license for an existing banquet hall located within 125' of a residential zoning district.

**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
RECUSED		

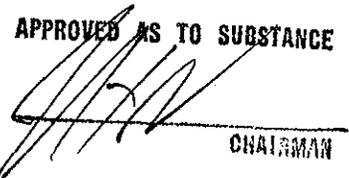
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 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 PPA license within an existing banquet hall which is located within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Devon Financial Services, Inc. **CAL NO.:** 169-12-S  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None May 18, 2012  
**PREMISES AFFECTED:** 2754 W. 63rd Street

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

**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 May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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 payday loan store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Bingham II, LLC **CAL NO.:** 170-12-Z  
**APPEARANCE FOR:** James Banks **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2120 N. Bingham

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front setback from 20' to 2' for a proposed detached garage with a driveway access located N. Stave Street for an existing 2-story single family residence located on a through lot.

**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		

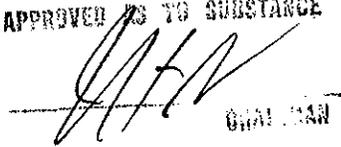
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 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 setback from 20' to 2' for a proposed detached garage with a driveway access located N. Stave Street for an existing 2-story single family residence located on a through lot; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 JONATHAN SWAIN

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

**APPLICANT:** Jeff and Stacy Paset **CAL NO.:** 171-12-Z  
**APPEARANCE FOR:** Chris Leach **MINUTES OF MEETING:** May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2461 N. Burling Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north side yard set back from 3' to 2' , reduce the required side yard setback combination from 7.5' to 5.5' to construct 3-story single family residence with an interior rear two-car garage and a rear 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		
RECUSED		
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		X
X		

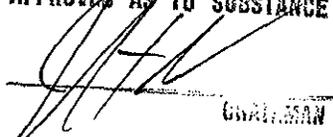
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 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 north side yard set back to 2' reduce the required side yard setback combination to 5.5' to construct 3-story single family residence with an interior rear two-car garage and a rear deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 JONATHAN SWAIN

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

**APPLICANT:** 3241 West Palmer Condominium Association **CAL NO.:** 172-12-Z

**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None **May 18, 2012**

**PREMISES AFFECTED:** 3241 W. Palmer Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 45' to zero, reduce the required east side yard setback from 5' to zero to allow two 9'-9"x 50' rolling gate-fence .

**ACTION OF BOARD-**  
**VARIATION DENIED ( FAILED TO RECEIVE THREE AFFIRMATIVE VOTES)**

**THE VOTE**

DEC 27 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

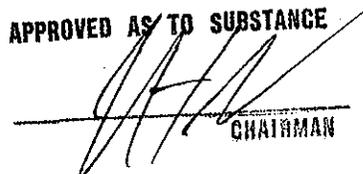
AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
		X
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 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 failed to receive three affirmative votes. The application is there for denied under section 17-13-1104 of the Zoning Code.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** British School of Chicago, LLC **CAL NO.:** 173-12-S  
**APPEARANCE FOR:** Fred Agustin **MINUTES OF MEETING:**  
 May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1440-46 N. Dayton/ 834-48 West Eastman Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand the existing 1,800 square foot school on the 1st floor by 3,100 square feet with total of 4,900 square feet within existing 3-story office/school 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		
X		
X		
		X
X		

**THE RESOLUTION:**

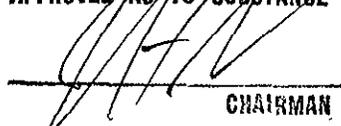
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

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 1,800 square foot school on the 1st floor by 3,100 square feet with total of 4,900 square feet within existing 3-story office/school 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 expansion of an existing school.

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** McDonald's USA, LLC,  
a Delaware Ltd. Liability Co.

**APPEARANCE FOR:** Amy Kurson

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2707 N. Milwaukee Avenue

**CAL NO.:** 174-12-S

**MINUTES OF MEETING:**  
May 18, 2012

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of drive-through facility for 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:**

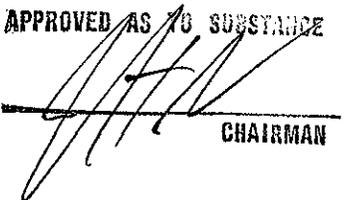
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

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 to serve a fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 restaurant provided the development is constructed consistent with the site and landscape plans dated May 17, 2012 by Watermark Engineering Resources, Ltd and the building elevations dated January 23, 2012 by Lingle Design Group

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** McDonald's USA, LLC **CAL NO.:** 175-12-S  
**APPEARANCE FOR:** Brandon Calvert **MINUTES OF MEETING:**  
 May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 10320 S. Kedzie 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 drive-through facility for 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 May 18, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing drive-through facility which will serve an existing restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 restaurant, provided the development is constructed consistent with the site and landscape plans dated December 18, 2011 by Watermark Engineering resources, Ltd..

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Joseph B. Burton

**CAL NO.:** 176-12-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
May 18, 2012

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 2054 W. Irving Park Road

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of for a public place of amusement license for theater located within 125 ft. of an RS-3 district.

**ACTION OF BOARD-**  
CASE CONTINUED TO JUNE 15, 2012

**THE VOTE**

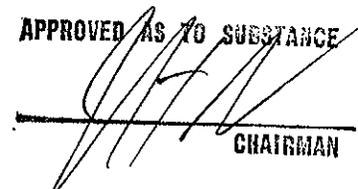
DEC 27 2012

**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:** The Biddle House, LLC

**CAL NO.:** 177-12-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

May 18, 2012

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 405-07 W. Eugenie, 1st Floor

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of vacation rental unit on the 1st floor.

**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		



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

**APPLICANT:** The Biddle House, LLC

**CAL NO.:** 178-12-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

May 18, 2012

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 405-07 W. Eugenie, 2nd Fl.

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of vacation rental unit in the 2nd floor.

**ACTION OF BOARD-**  
CASE CONTINUED TO JULY 20, 2012

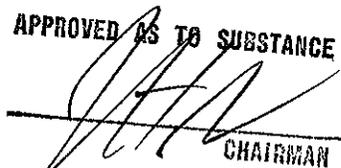
DEC 27 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

**THE VOTE**

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:** Parijat Sharma **CAL NO.:** 179-12-Z  
**APPEARANCE FOR:** Warren Silver **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 906 S. Bishop Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required combined side yard setback from 5' to 3', with neither less than 2', with a zero north side yard and 3' south side yard for a proposed rear three-story addition, rooftop stair enclosure, rear open porch and a detached two-car garage with roof deck for an existing two-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:**

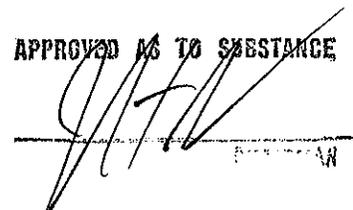
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

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 approval to reduce the required combined side yard setback from to 3', with a zero north side yard and 3' south side yard for a proposed rear three-story addition, rooftop stair enclosure, rear open porch and a detached two-car garage with roof deck for an existing two-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

**APPLICANT:** Salomon Granados Cansino

**CAL NO.:** 180-12-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
May 18, 2012

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 6700 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 shared off-street parking lot with required 9 space to serve banquet hall located at 6737 N. Clark Street

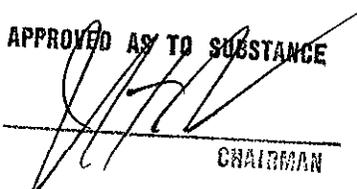
**ACTION OF BOARD-**  
CASE CONTINUED TO JULY 20, 2012

**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:** Salomon Granados Cansino

**CAL NO.:** 181-12-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
May 18, 2012

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 6700 N. Clark Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to establish an off-street shared parking to operate different hours to serve auto repair shop / banquet hall located at 6700 N. Clark Street.

**ACTION OF BOARD-**  
CASE CONTINUED TO JULY 20, 2012

**THE VOTE**

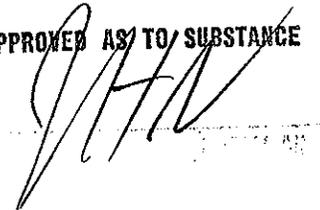
DEC 27 2012

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



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

**APPLICANT:** North Star Trust No. 10-12139 **CAL NO.:** 182-12-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:** May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3839 N. Albany

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 20'-0" to 11.3', and reduce the north side setback from 2'-0" to .7", and reduce the total side setback combination from the required 5'-0" to 3.3' to allow third floor addition to convert 2 dwelling units to 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
X		
X		
X		
		X
X		

**THE RESOLUTION:**

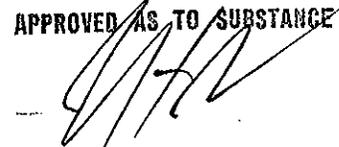
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

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 setback to 11.3', and reduce the north side setback to .7", and reduce the total side setback combination to 3.3' to allow third floor addition to convert 2 dwelling units to single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



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

**APPLICANT:** Chicagoland Construction Group LLC **CAL NO.:** 183-12-Z

**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
May 18, 2012

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5044 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard from 15' to 9.79' to allow 2 proposed front open balconies to an existing 3-story 6 dwelling unit building.

**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
X		
X		
X		
		X
X		

**THE RESOLUTION:**

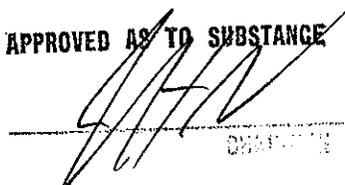
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

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 to 9.79' to allow two proposed front open balconies to an existing three-story, six 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:** Lucretia Timus **CAL NO.:** 184-12-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6312 W. Cuyler Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the front setback from 20'to zero, and reduce the front property line from 20' to zero to allow a driveway access from the street to serve an existing single family residence.

**ACTION OF BOARD-  
VARIATION DENIED**

**THE VOTE**

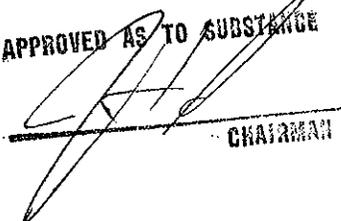
	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN		X	
GIGI McCABE-MIELE		X	
LYNETTE SANTIAGO		X	
LORI HEALEY			X
SAM TOIA		X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that the she is requesting to install a driveway and parking space to be located in the front of her home for safety reasons; she testified that there is no alley at the rear of her property; Ms. Timus stated that there is a bay window on the side of her home that would prevent her from driving to the rear of the property and therefore the driveway must be located within the front 20' of the property; the Board finds that the by permitting the applicant to locate parking in her front yard the requested variation will alter the essential character of the neighborhood; the applicant would not be able to proceed to the rear of the property with her vehicle because of the window and would therefore always be located within the front 20' of the property; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny a variation in the application of the district regulations of the zoning ordinance.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

APPLICANT: 1824 N. Wolcott Condominium Association

CAL NO.: 185-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
May 18, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1824 N. Wolcott Avenue

NATURE OF REQUEST: : Application for a variation to expand the existing floor area by not more than 15% (846 sq. ft.), reduce the required rear yard setback from 37.5' to 21.66', reduce the rear setback for a garage (accessory building) from 2' to 1.83' and reduce the rear yard open space from 1,125 sq. ft. to 129.76 sq. ft. for a proposed walkway connection between the existing five dwelling unit building and the rear two-car garage.

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  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Carlos Reyes **CAL NO.:** 186-12-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
May 18, 2012  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2236 N. Lorel 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 1.8' for a proposed second floor porch and entry stairs to serve an existing two-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		
X		
X		
		X
X		

**THE RESOLUTION:**

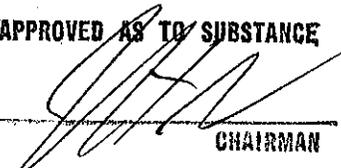
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 3, 2012 and

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 1.8' for a proposed second floor porch and entry stairs to serve an existing two-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
\_\_\_\_\_  
CHAIRMAN