

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

APPLICANT: 4858-70 North Clark, LLC **CAL NO.:** 01-13-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4866 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 four-story ten - room hotel building with eleven parking spaces on site.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; 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 4-story 10-room hotel at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board will also require that the applicant provide 24 hour staff for guest until the completion of the adjacent hotel; 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 hotel, provided the development is constructed consistent with the building elevations and site plan datedd January 18, 2013 by Sullivan & Wilson Architects..

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: St. Edmunds Redevelopment Corporation **CAL NO.:** 02-13-Z

APPEARANCE FOR: Steve Friedland **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 227-239 E. 61st Street/6100-24 S. Prairie Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 50' to 5.96' for a three-story 27 dwelling building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

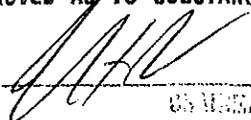
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 3, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard to 5.96' to construct a three-story, twenty-seven 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: St. Edmunds Redevelopment Corporation

CAL NO.: 03-13-Z

APPEARANCE FOR: Steve Friedland

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 300-314 E. 61st Street/ 6049-59 S. Prairie Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 39.02' to 21'-7 3/16" for a three-story 12 dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

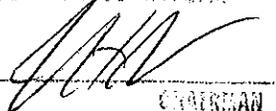
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 3, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 21'-7 3/16" to construct a three-story, twelve dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: St. Pius V Parish

CAL NO.: 04-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 2020 S. Blue Island Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing community center which occupies the first floor and will occupy the entire second floor, and erect a new second floor addition to the existing first and second story building with no on-site parking.

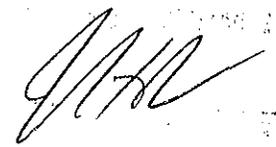
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: St. Pius V Parish

CAL NO.: 05-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 2020 S. Blue Island Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to waive one required parking space to the expansion of an existing community center which will occupy the existing first and second floor and erect a new second floor to the existing first and second story building with on on-site parking spaces.

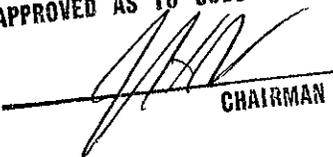
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eddie McBrearty **CAL NO.:** 06-13-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
January 18, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1461 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow a new curb cut with direct access to off-street parking located at 1461 W. Augusta Blvd. which not allow the required three on-site parking spaces access to serve the existing three dwelling unit residential building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 3, 2013 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 curb cut with direct access to off-street parking which shall be located at 1461 W. Augusta Boulevard; a utility pole is blocking access to the parking off the alley and the Board finds the curb cut is necessary to access the parking; 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 BY TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Joshua P. Hanna

CAL NO.: 08-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3623 N. Wayne Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side yard setback from the minimum 2' to 1.67', (the north side setback to remain at 2') the total side yard setback combination from 7.2' to 3.67' to construct a two-story bay window addition for a two-story single-family residence

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

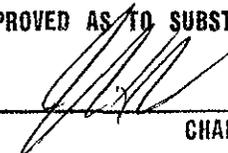
SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: All Nations Worship Assembly

CAL NO.: 11-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 8310 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of religious assembly with fourteen parking spaces.

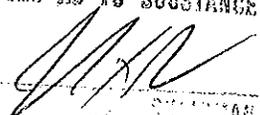
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

ZONING BOARD OF APPEALS

CITY OF CHICAGO

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



FEB 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

King Auto Repair & Body Shop Inc.

APPLICANT

12-13-S

CALENDAR NO.

2120 W. Lake Street

PREMISES AFFECTED

January 18, 2013

MINUTES OF MEETING

Pro se

APPEARANCE FOR APPLICANT

Kirsten Myerson

OBJECTOR

NATURE OF REQUEST

Application for a special use to permit the establishment of a Class III motor vehicle repair 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"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

RESOLUTION OF THE BOARD

BACKGROUND

Public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago *Sun-Times*.

The Applicant presented its case and Objector testified in opposition.

Mohammad Anwar, the owner of King Auto Repair & Body Shop Inc. ("Applicant") testified in support of his application. He testified as follows: (a) that the Applicant is the owner of 2120 West Lake Street (the "Subject Property"); (b) that the Applicant currently operates an auto repair and body shop business at the Subject Property; (c) that the Applicant's operations represent an existing business that has relocated from another location; (d) that the Applicant failed to obtain the proper special use permit prior to relocating to the present

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location; (e) that the Applicant operates its business from 9 a.m. to 7 p.m. from Monday through Saturday, and is closed on Sunday; (f) that the Applicant primarily services taxi cabs; (g) that the Applicant's business operations take up the entire site; and (h) that cars come inside the building to be serviced, and cars are not parked or serviced outside the building.

Kareem Mussawir testified in support of the Application. He testified as follows: (a) that he is a land planner; (b) that the Applicant has recently moved its existing business twice before arriving at its present location; (c) that the Subject Property has six auto bays, and can hold ten cars inside the building; (d) that under current zoning, the Applicant must maintain two parking space for each auto bay; (e) that the Applicant is therefore only operating five bays to comply with the parking requirement; and (f) that the Applicant is in the process of applying for additional City parking in order to operate all six bays of the building.

Kirsten Myerson (the "Objector") testified in opposition to the application. She testified as follows: (a) that she works in the building adjacent to the Subject Property; (b) that fans from the Applicant's building can vent sprayed paint directly outside; (c) that three cars that were parked on West Walnut Street were hit by paint overspray from the Applicant's operations; (d) that her car was among those hit by the paint overspray; and (e) that the Applicant has performed work on cars in the alley behind the Subject Property, not only inside the building. She provided photos of the oversprayed paint and the work being performed in the alley.

In response to the issues raised by the Objector, Mr. Anwar further testified as follows: (a) that the Applicant's paint spray booth, vents, and filters are subject to inspection and approval by the City's Department of Environment prior to the issuance of a Class III motor vehicle repair shop license; and (b) that the only work performed in the alley was a jump-start provided by a tow truck so that a vehicle could be brought inside the building for further repairs.

The Department of Housing and Economic Development recommended approval of the application.

FINDINGS AND RESOLUTION

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. Having fully heard the testimony and arguments of the parties, and being fully advised in the matter, the Zoning Board of Appeals now makes the following findings regarding the Applicant's application for a special use for the Subject Property:

1. The Applicant provided proper notice, both by mail and by posting.
2. As required by Section 17-13-905-A, the Applicant has proved that the proposed use:

- a. complies with all applicable standards of the Zoning Ordinance;
- b. is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
- c. is compatible with the character of the surrounding area in terms of site planning and building scale and project design;
- d. 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
- e. is designed to promote pedestrian safety and comfort.

Therefore, the Board hereby approves the application for a special use to permit the establishment of a Class III motor vehicle repair shop. This is a final decision subject to review under the Illinois Administrative Review Law (735 ILCS 5/3).

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

APPLICANT: Chicago Grammar School, LLC

CAL NO.: 13-13-S

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 900 N. Franklin Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand the second floor to an existing school within an eight-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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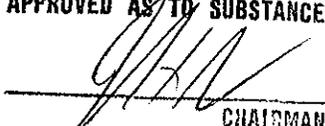
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; 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 school to the second floor of an existing eight-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed school expansion, provided the development is constructed consistent with the site and floor plans dated November 12, 2012 by Thomas Budzik Architecture PC.

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: Shanita Brown - dba Just Like That Inc. CAL NO.: 14-13-S

APPEARANCE FOR: Same MINUTES OF MEETING: January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3951-3953 W. Division Street

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

SEP 04 2013

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; 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/ barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Rosalinda Quintana

CAL NO.: 15-13-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5223 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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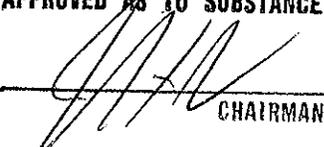
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cindy Chung CAL NO.: 16-13-S

APPEARANCE FOR: John Fritchey MINUTES OF MEETING: January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5203 N. Nagle Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

SEP 04 2013 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LYNETTE SANTIAGO SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; and

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

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Yolonda Taylor - DBA Yolanda's Hair It Is **CAL NO.:** 17-13-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1102 N. Pulaski Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; expert testimony was offered that the use would not have a negative impact on the 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



CHAIRMAN

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

APPLICANT: Life Changers International Church **CAL NO.:** 19-13-S

APPEARANCE FOR: Richard Baker **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1337 W. 15th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

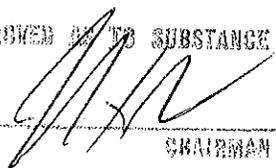
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; 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 religious assembly at the subject site; expert testimony was offered that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this 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 religious assembly, provided the development is constructed consistent with the building elevations and site plan dated December 5, 2012 by Urban Works.

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

MINUTES OF MEETING:

Date: July 18, 2014

Richard Baker, attorney for the applicant presented a written request for an extension of time in which to establish a religious assembly on premises located at 1337 W. 15th Street. The special use was approved on January 18, 2013 in Cal. No. 19-13-S.

Mr. Baker stated that his client has been delayed in the process of completing renovations due to changes in the design of the sanctuary.

Jonathan Swain moved the request be granted and the time for obtaining the necessary license be extended to September 4, 2015.

Yeas- Swain, Budzinski, Flores, O'Grady, Toia Nays- None

RECEIVED

JUL 16 2014

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Life Changers International Church **CAL NO.:** 20-13-S

APPEARANCE FOR: Richard Baker **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. 14th Place

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 lot to serve a religious assembly located at 1337 W. 15th Street.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

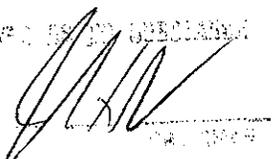
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the applicant to establish a religious assembly at 1337 W. 15th Street; the applicant shall now be permitted to establish an off-site parking lot to meet the parking requirement for the religious assembly; expert testimony was offered that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this 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 lot, provided the development is constructed consistent with the building elevations and site plan dated December 6, 2012 by Urban Works.

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

APPROVED BY THE ZONING BOARD

SEP 04 2013

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

APPLICANT: Life Changers International Church **CAL NO.:** 21-13-Z
APPEARANCE FOR: Richard Baker **MINUTES OF MEETING:**
January 18, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1326 W. 14th Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow a shared parking lot for a proposed religious assembly located at 1337 W. 15th Street and an existing school located at 1326 W. 14th Street.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

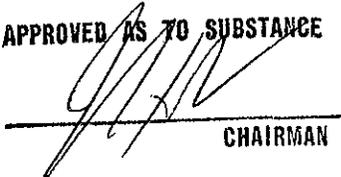
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 3, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted (Cal, No. 20-13-S) to permit the establishment of an off-site parking lot to serve a religious assembly (Cal. No 19-13-S). located at 1337 W. 15th Street; the applicant shall now be permitted to establish shared parking at this location with the existing school which is located at 1326 W.14th Street; 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: EZPAWN Illinois, Inc.

CAL NO.: 22-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3318 N. Milwaukee Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO MARCH 15, 2013

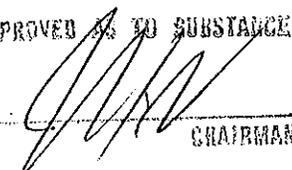
THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Inner City Youth and Adult FD.

CAL NO.: 23-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 4500 S. Michigan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of community center within an existing three-story building with basement.

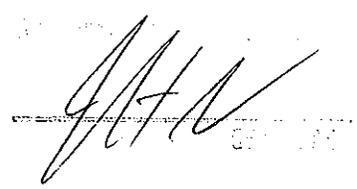
ACTION OF BOARD-
CASE CONTINUED TO MARCH 15, 2013

THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: Inner City Youth and Adult FD

CAL NO.: 24-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 4500 S. Michigan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a transitional residence within an existing three-story building with basement.

ACTION OF BOARD-
CASE CONTINUED TO MARCH 15, 2013

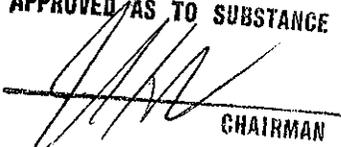
THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Vallor, Inc.

CAL NO.: 25-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

Janury 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

4247-4257 W. 26th Street

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

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 15, 2013

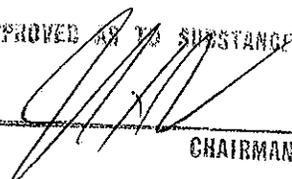
THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Vallor, Inc.

CAL NO.: 26-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 4247-4257 W. 26th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum 20,000 sq.ft. lot area for a proposed gas station provided it has at least 10,000 sq.ft. of lot area.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 15, 2013

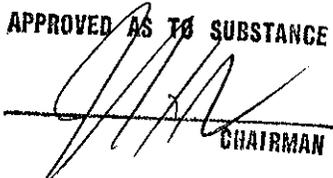
THE VOTE

SEP 04 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Katherine Kania

CAL NO.: 27-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3610 S. Lake Park Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking lot to serve an existing three-story two dwelling unit residential building located at 3606 S. Lake Park Avenue.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: CR Realty Advisors, LLC- Receiver **CAL NO.:** 28-13-Z

APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1314 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to exceed the allowable 50' maximum height to 54'-10" for a fifth floor stair enclosure to an existing four-story four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 20 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

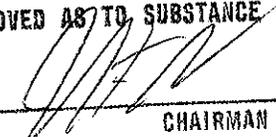
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 3, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to exceed the permitted height of 50' and increase the height of the four-story four dwelling unit building to 54'-10" for a fifth floor stair enclosure; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Beer Run LLC

CAL NO.: 29-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1652 N. Bosworth

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

ACTION OF BOARD-

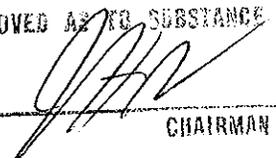
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Tribe SC CAL NO.: 30-13-S

APPEARANCE FOR: Sarah Barnes MINUTES OF MEETING: January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1819-21* W. Belmont Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

AUG 20 2013 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LYNETTE SANTIAGO SAM TOIA

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed massage establishment provided the development is constructed consistent with thye floor plans dated January 18, 2013.

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

* Amended at Hearing

Handwritten signature and date stamp.

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

APPLICANT: National Pawnshop LLC

CAL NO.: 31-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3148-3150 W. Irving Park Road

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

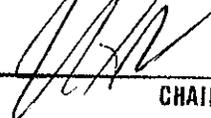
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: The PNC Financial Services Group, Inc.

CAL NO.: 32-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3446-3450 W. 26th Street

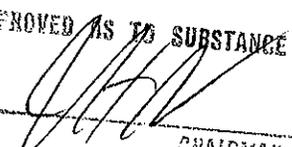
NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed bank located within 600 ft. of an pedestrian street.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Irving Waxman

CAL NO.: 33-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1716 E. 54th Street, Unit O

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the north end wall from 3'-0" to zero and reduce the west rear wall from 4' to zero to allow a second and third floor addition to an existing 43 townhome dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ASL 1/18/13


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

APPLICANT: 3394 N. Milwaukee Inc. dba Livewire

CAL NO.: 34-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3394 N. Milwaukee Avenue

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

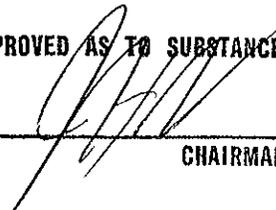
ACTION OF BOARD-
CASE CONTINUED TO MARCH 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chicago Style Fitness, Inc. S-Corp **CAL NO.:** 35-13-S

APPEARANCE FOR: Jessica Schramm **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6323-6327 N. Avondale Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of sports and recreation facility within an existing building

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

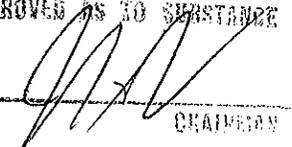
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sports and recreation facility at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 sports and recreation facility provided the development is constructed consistent with the floor plans dated January 18, 2013.

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: Staff Force, Inc. CAL NO.: 36-13-S

APPEARANCE FOR: Jessica Schramm MINUTES OF MEETING: January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4122-4128 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of day labor employment facility within an existing one-story building located at 4122-4128 N. Milwaukee Avenue.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 20 2013

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LYNETTE SANTIAGO SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Lynette Santiago, and Sam Toia, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2013; 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 day labor facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed day labor facility provided the development is constructed consistent with the floor plans dated January 18, 2013.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 2 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

East Eighth Street Associates, LLC

APPLICANT

249-12-S

CALENDAR NO.

2 E. 8th Street

PREMISES AFFECTED

January 18, 2013

MINUTES OF MEETING

John J. Pikarski and Thomas M. Pikarski,
Law Offices of Gordon & Pikarski
APPEARANCE FOR APPLICANT

None
OBJECTORS

NATURE OF REQUEST

Application for a special use to permit the establishment of a 204-space non-accessory parking lot (existing parking garage in a mixed-use building).

ACTION OF BOARD

THE VOTE

The application for a special use is approved subject to conditions. A 184-space non-accessory parking lot is approved, with the 20 remaining spaces to be reserved and marked for building residents.

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

RESOLUTION OF THE BOARD

BACKGROUND

Public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago *Sun-Times*.

The Applicant presented its case and there were no objectors. The Board also heard testimony from 2nd Ward Alderman Robert Fioretti.

John J. Pikarski, the attorney for the Applicant, testified in support of the application. He testified as follows: (a) that the building on the subject site was constructed in 1992, consisting of one floor of commercial; three floors of parking with 204 spaces; and twenty-five stories of units; (b) that in 2003 the Applicant purchased the property, after it had been converted into a dormitory by the

[Illegible text]

previous owner; (c) that there is no dispute that a public parking garage should be allowed at the subject site, which has had a garage since 1992; (d) that the City staff agrees that a parking lot is appropriate and should continue in operation at the subject site; (e) that there is disagreement about the *amount* of public parking and the amount of accessory parking reserved for dormitories; (f) that the Department of Housing and Economic wishes to interpret the use of the property as apartments, tenanted by students, which would require 0.55 parking space set aside for each apartment dwelling unit; (g) that the Applicant argues that the building has been converted into 330 dormitory suites, allowing the entire 204-space lot to be a public parking garage; (h) that the subject has been operated continuously as a dormitory by at least two owners over a time period in excess of 10 years; (i) that 60% of the building is leased to Columbia College in bulk, and another floor is leased to Urban Prep; (j) that the bulk lease with Columbia states that the landlord is responsible for providing “beds during each academic year,” and the tenant may use the facilities as “dormitories and dormitory-related uses only”; (k) that this lease also required that the landlord use all the remaining suites in the building for “undergraduate or graduate student housing purposes only”; (l) that Columbia’s leases with its students offer only a shared bedroom for the academic year; (m) that there are no conventional apartment leases in the building; (n) that limiting the garage to only 104 public parking space would result in negative consequences including a loss of value in the building of over \$3,000,000, a loss of real estate taxes of over \$55,000 per year, a loss of parking tax to the City of \$50,000 per year, and a loss of parking tax to the county of over \$25,000 per year, and would also create a parking problem by displacing 100 cars; and (o) that the Zoning Administrator’s opinion is contrary to the Zoning Ordinance definition of “dwelling units,” which specifically refers to “rooms” and not “beds” as in the bulk and student leases.

Anne-Marie Niklaus, a Divisional Vice President of the Madison Apartment Group, parent of Applicant, testified in support of the application. She testified as follows: (a) that the Applicant has operated the building since 2003; (b) that the subject property is a 28-story building, with 330 dormitory units; (c) that the building currently houses 700 residents, with the potential for housing 882; (d) that all the occupants are students; (e) that the building is 60% leased to Columbia College, one entire floor is lease to Urban Prep, and the remainder is leased to individual students; (f) that leases with individual students only provide for a bed in a shared bedroom in a dormitory suite; (g) that there are no proposed changes to the exterior of the building or the public way; (h) that the garage is leased to IMPark; (i) that only seven current residents have automobiles at the building, with an average in the past of about three residents per year; (j) that if the requested special use is not approved, the property will lose approximately \$165,000 in income per year, an equivalent to a \$3,000,000 reduction in present value at a 5.5% cap rate; (k) that if the requested special use is not approved, the City will lose approximately \$55,000 per year in real estate taxes; and (l) that the requested special use would be conditional on the continued use of the building as a dormitory.

Stacy Saenz, Marketing Director for the Applicant, testified in support of the application. She testified as follows: (a) that the Applicant has bulk leases with tenants that provides "beds" only, for "dormitory" use, which also require that the remainder of the building may only be used for undergraduate or graduate student housing; (b) that under those leases all furniture in the building is provided by the Applicant, supplied by a company that specializes in furniture for student housing; (c) that Columbia College leases 60% of the building in bulk, Urban Prep leases one floor for fellows who teach at Urban Prep, and the entire remainder of the building is leased by the bed to students who seek housing individually; and (d) that Columbia's lease with their students is for a bed in a shared room for the academic year. In response to questions from the Board, she also testified (a) that students within a suite determine housekeeping responsibilities among themselves; and (b) about 10% of the leases with students run for an entire year as opposed to a 9-month academic year.

James Prendergast, the Assistant General Manager for Impark, testified in support of the application. He testified as follows: (a) that the subject property is improved with a 204-space self-park facility located in the South Loop; (b) that the area nearby has surface lots and garages, as well as colleges and student housing; (c) that the garage on the subject property parks an average of 66,000 cars per year; (d) that the annual tax benefits produced by this facility are approximately \$101,000 to the City and \$40,000 to Cook County; (e) that there are seven current residents of the building who park in this lot, with the historical average of about three each year; (f) that the garage primarily serves commuting students and nearby workers; (g) that there would be no negative impact from approving the special use; (h) that the special use in the interest of the public convenience, especially since many recent development projects have reduced the amount of parking in the area; (i) that there is no proposed exterior construction; (j) that the special use would be compatible with the surrounding area in terms of site planning, building scale, and project design and hours of operation; (k) that the special use would be compatible with the surrounding area in terms of hours of operation, noise, and traffic generation; (l) that there would be no diminution in pedestrian safety or comfort; (m) that the special use complies with the applicable requirements of the Zoning Ordinance; and (n) that there would be no logical reason to leave 100 spaces empty in this garage. In response to questions from the Board, he also testified (a) that students who live in the building would get a discount on the price of parking; and (b) that 10-15 spaces reserved for students would be acceptable financially.

Jeffery Hrubec, an architect with VOA Associates, testified in support of the application. He testified as follows: (a) that he works on and is familiar with college and dormitory housing projects; (b) that he was the project manager on the University Center planned development, which is a student dormitory building located at State and Congress; (c) that no accessory parking was required for that project, which included 1700 beds for students in dormitory suites; and (d) that other adaptive reuse projects located downtown with dormitory suites and kitchens like the subject property have not been required to provide accessory parking.

Michael Werthmann, a principal at the transportation engineering firm KLOA, Inc., testified in support of the application. He testified as follows: (a) that there would be no negative impact on the surrounding area from approving the special use because this is an existing garage with a low volume of traffic; (b) that the special use is in the interest of the public convenience, since, reducing the existing level of parking would increase traffic in the area and result in the underutilization of the existing garage; (c) that the special use would be compatible with the character of the neighborhood in terms of hours of operation, noise, traffic generation, site planning, building scale, and project design; and (d) that there would be no diminution in pedestrian safety or comfort because it is an existing garage with a low volume of pedestrians on 8th Street, where the entrance to the garage is located, and he has also recommended to enhance the pedestrian warning measures. He submitted his written analysis as the Applicant's Exhibit III.

Joseph Ryan, MAI, the President of LaSalle Appraisal, testified in support of the application. He testified as follows: (a) that he is familiar with the subject property; (b) that there would be no diminution in property values from the special use; (c) that the proposed special use is in the interest of the public convenience; and (d) that there would be a reduction in value and assessed valuation if the special use were not granted. He submitted his written analysis as the Applicant's Exhibit IV.

Alderman Bob Fioretti, Alderman for the 2nd Ward, also testified before the Board. He testified as follows: (a) that he is familiar with the subject property; (b) that management is attentive; (c) that the building is a good part of the mix in the neighborhood; and (d) that he is in favor of the application for special use.

The Department of Housing and Economic Development recommended approval of the proposed special use to establish a non-accessory parking lot, provided that the Applicant is only permitted to use 104 spaces for non-accessory public parking, which equals 45% of the 182 required parking spaces: 82 spaces, plus the existing 22 excess non-accessory parking spaces.

FINDINGS AND RESOLUTION

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. Having fully heard the testimony and arguments of the parties, and being fully advised in the matter, the Zoning Board of Appeals now makes the following findings regarding the Applicant's application for a special use for the Subject Property:

1. The Applicant provided proper notice, both by mail and by posting.
2. As required by Section 17-13-905-A, the Applicant has proved that the proposed use:
 - a. complies with all applicable standards of the Zoning Ordinance;

- b. is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
- c. is compatible with the character of the surrounding area in terms of site planning and building scale and project design;
- d. 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
- e. is designed to promote pedestrian safety and comfort.

Therefore, the Board hereby approves the application for a special use to permit the establishment of a 184-space non-accessory parking lot, subject to the following condition: the remaining 20 parking spaces in the garage must be reserved and marked for the use of building residents. This is a final decision subject to review under the Illinois Administrative Review Law (735 ILCS 5/3).

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

APPLICANT: 1324 N. Moorman, Inc.

CAL NO.: 318-12-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1320 N. Moorman Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 11.7' front yard setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the north and south setbacks from 5' to 3' for a proposed two-story single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 6, 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 11.7' front yard setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the north and south setbacks from 5' to 3' for a proposed two-story single-family residence; the garage for this property shall be located on the Hermitage side of the lot; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1324 Moorman, Inc.

CAL NO.: 319-12-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1324 N. Moorman Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 7.63' front setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the required 5' unobstructed open space along the side of the property lines to 3' on the south and zero on the north for a proposed two-story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

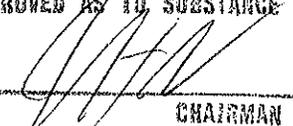
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 6, 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 7.63' front setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the required 5' unobstructed open space along the side of the property lines to 3' on the south and zero on the north for a proposed two-story single family residence; the garage for this property shall be located on the Hermitage side of the property; 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



FEB 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Bryan Tomany

APPLICANT

334-12-Z

CALENDAR NO.

1942 N. Cleveland Avenue

PREMISES AFFECTED

January 18, 2013

MINUTES OF MEETING

Thomas S. Moore,
Anderson & Moore, PC
APPEARANCE FOR APPLICANT

Matt Rich,
on behalf of Ald. Smith
OBJECTORS

NATURE OF REQUEST

Application for a variation to reduce the rear yard open space from the required 167.43' to zero for a proposed rear attached two-car garage with an open roof deck and a wood screen wall to an existing single-family residence.

ACTION OF BOARD

THE VOTE

The application for a variation is approved.

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

RESOLUTION OF THE BOARD

BACKGROUND

Public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun-Times.

The Applicant presented its case and Objector testified in opposition.

Greg Randall, a principal with Randall Architects and one of the lead architects of this project, testified in support of the application. He testified as follows: (a) the applicant has no control over how the summary of the application is written; (b) in this case the application was written up as requesting zero open space; (c) in fact, the proposal requests 600 square feet of open space located in a

AS TO SUBMITTING
CHASMAN

deck above the garage; (d) Section 17-13-1003-J of the Zoning Ordinance allows, by administrative adjustment, to move open space from the rear yard at ground level to a deck or patio more than 4 feet above the ground; (d) Section 17-13-1101 authorizes the Zoning Board to approve any variation that could be authorized by administrative adjustment; (e) in this case there is a hardship in that the alley is only 11' wide, in which case the garage is required to be a minimum of 10' from the centerline of the alley under the Zoning Administrator's reading of Section 17-17-0309; (f) if the garage is placed at that distance from the centerline of the alley, or 4.5' from the rear property line, then there would only be 3'1" remaining between the house and the garage; (g) the only practical space to locate open space on the property is in a deck above the garage; (h) therefore, the proposal is for the garage to be built adjacent to the house, instead of leaving a 3'1" space, and for the open space to be located above the garage; (i) the rear open space would be at the same level as the primary living space within the house; (j) the open space would be more functional and more usable located above the garage and more accessible from the house than if it were at ground level or with a stairway to open space above the garage; (k) the amount of open space possible at ground level is 167.43 square feet, whereas the amount of open space proposed above the garage would be 600 square feet; (l) the result would also be a public benefit in the form of a wider alley; (m) the proposed design includes green space with plantings at the level of the deck in addition to patio space; (n) the hardship was not created by the applicant; (o) the proposal would fit into the character of the neighborhood, as other recently constructed homes have attached garages with livable space located above them; and (p) the proposal will not affect the light or air reaching neighboring properties.

Bryan Tomany, the owner and Applicant, testified in support of the application. He testified as follows: (a) he has lived at the Subject Property with his fiancée since 2007 and he intends to make the Subject Property his family home; (b) he did not create the difficulties of the 11' wide alley and the setback requirement; (c) he is not trying to profit by this change, but only to make a more livable home; (d) the proposal will fit into the character of the neighborhood; (e) he was told by the Alderman that she would prefer to have a house and detached garage, separated by a yard; (e) most of the homes around the Subject Property do not have any yards; (f) he attempted to speak with all of his neighbors on both sides of the alley to explain the situation, and actually spoke with 79% of the owners; (g) those owners all supported his plan and expressed their preference for leaving a wider alley for improved turning and snow removal; and (h) some neighbors had said that they thought the Alderman's proposal would hurt their property because it would make it harder to secure the property.

Benjamin Audet, president of the 1940 North Cleveland Condominium Association, testified in support of the application. He testified as follows: (a) there has been a recent incident of an attempted break-in from the space between buildings, and he believes that allowing the garage to be attached would improve safety; (b) residents up and down the alleyway use decks, roof-decks, or decks above garages for open space rather than space at grade; and (c) the alley is

currently very narrow and difficult to travel through, and a wider alleyway would improve alley traffic for everyone on the block.

Tom Leahy, a neighboring homeowner at 1930 N. Cleveland Ave, testified in support of the application. He testified as follows: (a) many houses on the block are built with an attached garage with deck space above, and roof decks are prevalent in the area; (b) there are three buildings between his rear yard and the Applicant's rear yard, showing that the Alderman's preferred policy of consistent detached garages with yard space would not be appropriate for the Subject Property; (c) the alley is extraordinarily narrow due to bins on both sides of the alley, and particularly after snowstorms; and (d) he disagrees with the Alderman that the proposed variation would alter the essential character of the neighborhood because the house that have been built in the last 30 years already have attached garages.

Matt Rich, the Director of Zoning and Urban Development for Alderman Michele Smith testified in opposition to the application. He testified as follows: (a) the Alderman has submitted a letter of objection; (b) the Lincoln Central Association has also submitted a letter of objection; (c) at a meeting with the Applicant in October 2011, the Alderman objected to any connection between the garage and house and the Applicant prepared a plan with a detached garage; (d) the Applicant has now returned to the original proposal for an attached garage; (e) the Alderman believes that the Applicant's proposal fails to meet the criteria under Section 17-13-1107-B of the Zoning Ordinance; (f) there are no practical difficulties or hardships that are due to unique circumstances not generally applicable to other similarly situated properties; (g) the Subject Property is 127.57' x 25', which is longer than a standard lot; (h) notwithstanding any interpretation to the contrary, any reliance on the alley width as a hardship is unfounded, and the Alderman's reading of Section 17-17-0309 is that only a 2' setback from the alley is required; (i) connections between garages and homes are not in character with the typical residential style promoted in Lincoln Park; and (j) following the Alderman's recommendation for a detached garage would still allow the Applicant to locate open space on a deck above the garage.

FINDINGS AND RESOLUTION

The decision of the Zoning Board of Appeals to approve an application for variation must be based solely on the approval criteria enumerated in Section 17-13-1107-A of the Chicago Zoning Ordinance. Having fully heard the testimony and arguments of the parties, and being fully advised in the matter, the Zoning Board of Appeals now makes the following findings regarding the Applicant's application for a variation for the Subject Property:

1. The Applicant provided proper notice, both by mail and by posting.
2. As required by Section 17-13-1107, the Applicant has proved that Strict compliance with the regulations and standards of the Zoning

Ordinance would create practical difficulties or particular hardships for the subject property for the following reasons:

- a. The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Zoning Ordinance.
 - b. The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to similarly situated property. As a result of the narrowness of the alley and the location of the existing house, strict compliance with the Zoning Ordinance would result in an unusable and undesirable space between the house and garage. This practical difficulty was not created by the Applicant. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.
 - c. The variation, if granted, will not alter the essential character of the neighborhood. The neighborhood already has several houses with attached garages and open space located on elevated roof decks.
 - d. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - f. The proposed variation will not impair an adequate supply of light and air to adjacent property.
3. As required by Section 17-13-1107, the Applicant has proved that the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance.

Therefore, the Board hereby approves the application for a variation to reduce the rear yard open space from the required 167.43' to zero for a proposed rear attached two-car garage with an open roof deck and a wood screen wall to an existing single-family residence. This is a final decision subject to review under the Illinois 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



FEB 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Land Trust of Carol J. Hunniford

(Trust # 19488)

APPLICANT

375-12-Z

CALENDAR NO.

2938 W. Bryn Mawr Avenue

PREMISES AFFECTED

January 18, 2013

MINUTES OF MEETING

Sara Barnes,
Law Offices of Samuel V.P. Banks
APPEARANCE FOR APPLICANT

Mark Deshawn and Maria Elipas
OBJECTORS

NATURE OF REQUEST

Application for a variation to reduce the require east side yard setback from 4' to zero (west side yard setback at 3.77') and reduce the total side yard combination from 7' to 3.77' for a 7' tall x 100.27' linear feet solid wood fence.

ACTION OF BOARD

THE VOTE

The application for a variation is denied.

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

RESOLUTION OF THE BOARD

BACKGROUND

Public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago *Sun-Times*.

The Applicant presented its case and Objectors testified in opposition.

The Applicant's attorney Sara Barnes testified in support of the application. She testified as follows: (a) the Subject Property is currently improved with a two-story single-family home with a concrete parking pad and a large rear yard; (b) the rear yard was formerly open on the east side, except for the neighbor's

[Handwritten Signature]
APPROVED AS TO SUBSTANCE
CHAIRMAN

lattice fence; (c) a 7' tall solid wood fence was recently erected along the east side of the Subject Property; (d) Ms. Hunniford has lived in this home with her family for over 30 years; (e) Ms. Hunniford's husband recently passed away, and she now lives at the home with her daughter, Eileen; (f) Eileen has severe Down Syndrome and is easily agitated around strangers or people she does not know well, which happens especially in the rear yard; (g) in June, Ms. Hunniford had the fence installed along the east side of the rear yard; and (h) the fence had to be as tall as it is because there is a public street adjacent to the neighboring property on that side, as well as an elevated patio on the neighboring property, which also has a multi-unit residential building.

Carol Hunniford testified in support of the application. She testified as follows: (a) the neighbor to the west of the Subject Property erected a 6' tall solid wood fence along the eastern-most side of that property, abutting a chain-link fence on the Subject Property; (b) in the 1990s, the neighbor to the east erected a 6' tall lattice fence along the west property line of that property; (c) Eileen had been comfortable in the rear yard when Mr. Hunniford was present, but since he passed away she felt that she was being watched and looked at, and was uncomfortable in the rear yard; (d) people could peer over the neighbors' fences and look through the lattice fence to the east; (e) she was concerned because Eileen was going outside less; (f) she has had problems in the past two years with passers-by and neighbors peering through the fence and making comments to or about Eileen; (g) on the advice of Eileen's physician, Ms. Hunniford erected the 7' tall opaque fence on the east side of the property, spending about \$8,000; (h) the landscaper she hired to construct the fence did not obtain the proper permits before construction; (i) most of the properties on the street have fences along their property lines that are taller than four feet; (j) the proposed variation would be compatible with the character of the neighborhood and would have minimal impact on the neighboring property to the east; (k) since the fence was constructed, Eileen feels more comfortable being in the rear yard, with improvements in her mood, well-being, and development; (l) she intends to stay in this residence; and (m) Alderman O'Connor has no objection to the existing fence in light of the circumstances. A letter from Eileen's physician recommending the construction of the fence, a letter from Alderman O'Connor, and photographs were also presented to the Board.

Mark Deshawn, the brother-in-law of Maria Elipas, who owns the property adjacent to the east, testified in opposition to the application. He testified as follows: (a) he has been related to Ms. Elipas for over 17 years, and didn't know that Ms. Hunniford had a daughter until her testimony; (b) there have been problems between the neighbors in the past, and he believed that the fence grew out of that dispute, rather than concerns about Ms. Hunniford's daughter; and (c) the fence at the rear property line of the Subject Property, along the alleyway, is still only a four-foot chain-link fence.

Maria Elipas, owner of the property adjacent to the east of the Subject Property, testified in opposition to the application. She testified as follows: (a) the Subject Property still has a non-opaque wrought-iron fence in the front of the property; and (b) no other fence in the neighborhood is seven feet tall.

In response to points raised by the Objectors, Ms. Barnes further testified as follows: (a) the initial intention was to construct a seven-foot fence along the rear property line as well, but the fence along the east property line was built first to address most of the problems with passers-by; and (b) after the fence was built on the east property line, the City informed Ms. Hunniford of the zoning violation, so she decided not to construct a fence along the rear property line.

FINDINGS AND RESOLUTION

The decision of the Zoning Board of Appeals to approve an application for variation must be based solely on the approval criteria enumerated in Section 17-13-1107-A of the Chicago Zoning Ordinance. Having fully heard the testimony and arguments of the parties, and being fully advised in the matter, the Zoning Board of Appeals now makes the following findings regarding the Applicant's application for a variation for the Subject Property:

1. The Applicant provided proper notice, both by mail and by posting.
2. The Applicant has not proved that Strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property, as required under Section 17-13-1107-B, for the following reasons:
 - a. the property in question can still yield a reasonable return if permitted to be used only in accordance with the standards of the Zoning Ordinance;
 - b. the variation, if granted, would alter the essential character of the neighborhood, in which there are no other opaque fences as tall as requested; and
 - c. the proposed variation would impair an adequate supply of light and air to adjacent property.

Therefore, the Board hereby denies the application for a variation to reduce the required east side yard setback from 4' to zero (west side yard setback at 3.77') and reduce the total side yard combination from 7' to 3.77' for a 7' tall x 100.27' linear feet solid wood fence. This is a final decision subject to review under the Illinois 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



FEB 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Robert Perez

APPLICANT

389-12-S

CALENDAR NO.

2151 S. Leavitt Street

PREMISES AFFECTED

January 18, 2013

MINUTES OF MEETING

Hector Morales
APPEARANCE FOR APPLICANT

Rita Aguilar, Mercedes Cuate,
and Jorge Aguilar
OBJECTORS

NATURE OF REQUEST

Application for a special use to permit the establishment of a tattoo shop.

ACTION OF BOARD

THE VOTE

The application for a special use is approved subject to the conditions stated in the resolution below.

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

RESOLUTION OF THE BOARD

BACKGROUND

Public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun-Times.

The Applicant presented his case and Objectors testified in opposition.

Hector Morales, attorney for the Applicant, testified in support of the application. He testified as follows: (a) the Subject Property is located in a B3-2 community shopping district; (b) the Applicant previously met with the Objectors on December 18, 2012, and one of their main concerns was the security of children who would walk in front of the proposed establishment because a school is nearby; and (c) the Applicant has addressed that concern by offering to hire a security guard and, if necessary, to close the business from 2:45pm to 3:45pm,

APPROVED AS SUBMITTED

CHAIRMAN

and also to reduce the hours of operation. Mr. Morales also presented 225 signatures of support from members of the community.

Robert Perez, the Applicant, testified in support of the application. He testified as follows: (a) his proposed hours of operation are from 11am to 9pm, from Monday through Saturday, with a closure from 2:45pm to 3:45pm on weekdays; (b) he has prior experience working in tattoo shops, and he is properly licensed by the state; (c) the business will have five chairs, two receptionists, as well as a security guard and cameras; and (d) only customers who are receiving service will be allowed to wait inside the building.

Dan Villarreal, a licensed real estate appraiser, testified in support of the application. He testified as follows: (a) he personally reviewed the Subject Property; (b) north of the Subject Property are two vacant stores, and there are vacant stores in the retail area to the south, so this business occupying a retail location would improve the immediate area; (c) the proposed special use complies with all the standards of the Zoning Ordinance; (d) the proposed special use is in the interest of the public convenience; (e) the proposed special use won't have an adverse impact on the general welfare of the neighborhood; (f) the proposed special use is compatible with the character of the surrounding area; and (g) the proposed special use is designed to promote pedestrian safety and comfort.

Rita Aguilar testified in opposition to the application. She testified as follows: (a) there have been problems with crime and violence on Leavitt Street; (b) the proposed tattoo shop would attract gang and drug activity and have an adverse impact on the safety of the community; (c) the area has been identified by CAPS as a hot spot; and (d) she is concerned about students from several schools who return home over a larger period of time than just the proposed business closure from 2:45pm to 3:45pm.

Mercedes Cuate testified in opposition to the application. She testified as follows: (a) the level of criminal activity in the neighborhood has improved over the last 10 years; and (b) she believes that the proposed special use will attract crime and gang activity to the neighborhood.

Jorge Aguilar testified in opposition to the application. He testified that he is concerned about gang activity in the neighborhood.

In response to the testimony of the Objectors, the Applicant further testified that he has experience giving tattoos, and he would not allow customers to get gang tattoos at his shop.

The Department of Housing and Economic Development recommended approval of the proposed special use to establish a tattoo shop.

FINDINGS AND RESOLUTION

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. Having fully heard the testimony and arguments of the parties, and being fully advised in the matter, the Zoning

Board of Appeals now makes the following findings regarding the Applicant's application for a special use for the Subject Property:

1. The Applicant provided proper notice, both by mail and by posting.
2. As required by Section 17-13-905-A, the Applicant has proved that the proposed use:
 - a. complies with all applicable standards of the Zoning Ordinance;
 - b. is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
 - c. is compatible with the character of the surrounding area in terms of site planning and building scale and project design;
 - d. 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
 - e. is designed to promote pedestrian safety and comfort.

Therefore, the Board hereby approves the application for a special use to permit the establishment of a tattoo shop, subject to the following conditions: (a) the tattoo shop must close at 9pm each day; (b) the tattoo shop must be closed between 2:45pm and 3:45pm on Monday through Friday; and (c) the tattoo shop must hire and keep a security guard on the premises during hours of operation. This is a final decision subject to review under the Illinois Administrative Review Law (735 ILCS 5/3).

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

APPLICANT: Irving Sacramento, Inc.

CAL NO.: 391-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 3000-3004 W. Irving Park Road

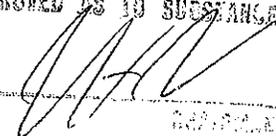
NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement of license for an existing tavern located within 125' of an RS zoning district.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



EZPAWN ILLINOIS, Inc.
APPLICANT

392-12-S
CALENDAR NUMBER

6432 West North Avenue
PREMISES AFFECTED

January 18, 2013
MINUTES OF MEETING

Amy Kurson
APPEARANCE FOR APPLICANT

Objectors
APPEARED AGAINST APPLICATION

NATURE OF REQUEST

Application for a special use permit for the establishment of a proposed pawn shop in a B3-1 Zoning District.

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

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

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 January 18, 2013, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, Salvatore Scambiaterra, a/k/a Sam Scott, testified in support of the application and in that testimony he stated that he is chairman of the board of Austin Bank which is the developer of and also is the managing partner of the LLC which is the potential lessor of 6432 West North Avenue (the "Subject Property"); in that capacity he is familiar with the Subject Property which has sat vacant for approximately five years while the bank was seeking a tenant; and

WHEREAS, Terry W. R. McCollom testified in support of the application and in that testimony he stated that he is the realtor for the bank regarding the Subject Property; in

that capacity he has sought tenants locally and nationally for almost four years; and that the Applicant is an attractive tenant because as a national corporation it is expected that it will remain in business and as a good tenant longer than businesses which are not national in size; and

WHEREAS, Jamie Morales testified in support of the application and in that testimony he stated that he is a regional manager of EZPawn Illinois, Inc. (the "Applicant") which is a well-established, national, publicly traded corporation; that the Applicant makes both loans using property for collateral as well as buys and sells merchandise from its locations; that the applicant will typically invest between \$350,000.00 and \$450,000.00 in the premises; that the applicant maintains pawn shops throughout the country; there are twenty-three locations in the Chicago area and that many security measures are in place to deter stolen goods in the applicant's pawn shops; and

WHEREAS, Mr. Hugh Edfors testified in support of the application; Mr. Edfors stated that he is a real estate appraiser, his credentials as an expert were acknowledged by the Board; he stated that he has examined the effects of pawn shops generally and whether they have an adverse effect on the economy and his conclusions are that they do not; he also stated that he has examined the specific neighborhood where the Subject Property is located which has four pawn shops; he stated that it is his opinion that the granting of the special use and the resultant pawn shop will have no adverse effect on the surrounding community; that a storefront which has remained vacant for many years will have a more negative effect on a neighborhood than a pawn shop would; that a pawn shop at the subject property will be in the interest of public convenience in that in this neighborhood in particular residents for various reasons have limited access to cash but for many reasons need access to a source for ready cash, and as such pawn shops provide a very needed and helpful service especially in that the pawn shops inherently have a retail component which distinguishes them from other sources of funds such as pay day loan stores; and

WHEREAS, Mr. Steve Lenet testified in support of the application; he was introduced as a urban planner and zoning expert; his credentials as an expert were acknowledged by the Board; his report was submitted and accepted by the Board and he testified to certain pertinent highlights: that pawn shops do not have a negative effect on neighborhoods; that pawn shops do business in affluent neighborhoods such as Evanston, Illinois and Beverly Hills, California; that a traffic study revealed that 30,000-35,000 cars a day pass by the Subject Property; there are a number of vacancies in the area, that the Subject Property was vacant for five years which was "surprising"; that a review of crime statistics reveals that there is no correlation between crime and the location of pawn shops; that a pawn shop at the Subject Property will be consistent and compatible with the surrounding area as it is mostly commercial, there are other commercial uses all around the Subject Property and that the heavy volume of traffic allows for such a commercial use as a pawn shop; that a pawn shop is in the interest of the public's convenience in that it would be a convenient and appropriate use of the premises especially considering the density of population in the area; that having more than one pawn shop in an area is a benefit to the community in that it allows for comparison

shopping and that competition is a benefit in itself to the residents in the surrounding area; that in the relative affluent community of Naperville there are more than one pawn shop in close proximity to each other with no negative affect on the community; that there will be no negative effect to pedestrians as there are existing sidewalks and an appropriate number of parking spots for the volume of business; and

WHEREAS, Barry Stewart testified in opposition to the application, and in doing so stated that he is a resident neighbor of the Subject Property and that people whose items have been rejected by the pawn shops in the area around the Subject Property litter the area with those discarded items which become a nuisance and a burden on the residents who have to dispose of those items; and

WHEREAS, Thomas Simmons testified in opposition to the application; he stated that he is a resident neighbor and that parking is currently inadequate and that due to extensive use of the parking spots in the lot where the Subject Property there is inadequate parking for another pawn shop in that there are a number of businesses using that street parking available to the Subject Property , there is permit-only residential parking abutting the street where the Subject Property is located, and in support of his contention introduced as evidence photographs which he described as depicting few or no parking spots available when he took the photographs over a three-day period during a work week, three weeks prior to the hearing; and

WHEREAS, Thomas Motzny testified in opposition to the application; he stated that he is a resident neighbor and that he is a retired thirty-year Chicago Police Officer and that a rise in property crimes and theft is inevitable when a pawn shop opens in a neighborhood and that the existence of a pawn shop raises security concerns; and

WHEREAS, Francis Sapone testified in opposition to the application; she stated that she is a resident neighbor and that if people in the neighborhood want to sell things they can have a garage sale, a block sale or use any of a number of high-end resale shops in Oak Park; and

WHEREAS, Jim Ignatowski testified in opposition to the application; he stated that he is a resident neighbor and that as a sales rep he drives around Chicago and that a pawn shop is not what the neighborhood needs, rather, it needs a Starbucks or some other "bustling" business which doesn't have a negative impact on the surrounding neighborhood; and

WHEREAS, Joe Garber testified in opposition to the application; he stated that he is a resident of Oak Park and a neighbor and he presented to the Board signed petitions in opposition to the application; and

WHEREAS, Beth Chlumecky testified in opposition to the application; she stated that she is a resident neighbor and that she inspected another store of the Applicant's and that its lay-out and cleanliness were not as was represented by Applicant's representatives at recent community meetings; and

WHEREAS, Ann Kosinski testified in opposition to the application; she stated that she is a resident neighbor and that she questioned the veracity of the Applicant's witnesses regarding how many jobs will be created and in support thereof she cited the Applicant's website and annual statement which represented that there are six, not ten, employees at the Applicant's stores; and

WHEREAS, Judith Alexander testified in opposition to the application; she stated that she is a resident neighbor and that what was once a nice retail area has declined and become dangerous and negative which she attributed to the proliferation of pawn shops, and, further, she questioned the Applicant's expert witness urban planner who failed to appreciate the changes wrought on the neighborhood by the pawn shops; and

WHEREAS, Michael Nardello testified in opposition to the application; he stated that he is a resident neighbor and he presented to the Board signed petitions in opposition to the application; and

WHEREAS, Nicholas Sposato testified in opposition to the application; he stated that he is the Alderman of the ward in which the Subject Property is located and, further, he stated that his ward organization's committee on zoning has rejected the Applicant's request for support in its application, that another pawn shop within two blocks from four pre-existing pawn shops is not necessary for public convenience and will have a decidedly negative impact on the surrounding area; and that a new ordinance recently enacted by the City Council will prohibit pawn shops from opening within one thousand feet of a pre-existing pawn shop which, although not yet in effect, the Board should consider in its deliberations as a statement of the will of the Council regarding the proliferation of pawn shops and should therefore deny the application; and

WHEREAS, the staff report of the of the Department of Housing and Economic Development recommended denial of the application; therefore,

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

1. The application complies with all standards of the Zoning Ordinance;
2. The application is in the interest of the public convenience and will not have an adverse affect on the general welfare of the surrounding area;
3. The proposed business is compatible with the character of the surrounding neighborhood in terms of building scale and project design;

4. The proposed use is compatible with the character of the surrounding area in terms of operation, lighting and noise;
5. The proposed business usage will have no negative impact on pedestrian traffic.

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

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

RESOLVED, the aforesaid Special Use application 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

APPLICANT: Cornelia Commons Inc.

CAL NO.: 396-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 665 W. Cornelia 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 vacation rental unit.

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 18, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT:

Cornelia Commons Inc.

CAL NO.: 397-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

665 W. Cornelia Avenue, 2nd 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.

ACTION OF BOARD-

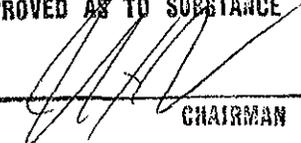
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Cornelia Commons Inc.

CAL NO.: 398-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 665 W. Cornelia Avenue, 3rd 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.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

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

APPLICANT: Terrence Lyons

CAL NO.: 404-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 18, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1619-25 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 public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

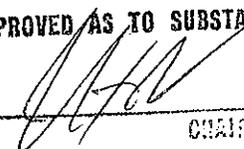
ACTION OF BOARD-
CASE CONTINUED TO MARCH 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Isidro Munoz

CAL NO.: 421-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6337 N. Clark Street, Suite 1

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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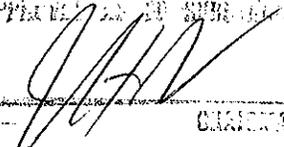
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 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; 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 AND FORWARDED:


CHAIRMAN

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

APPLICANT: Zachary F. Shaw **CAL NO.:** 423-12-S

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11133 S. Halsted Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

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

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

