

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: Christine Perkins **MINUTES OF MEETING:**
January 18, 2013

APPEARANCE AGAINST: None

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.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ- FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

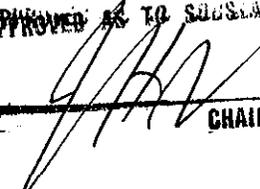
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center 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 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 community center, provided the development is constructed consistent with the site and floor plans dated April 19, 2013.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Inner City Youth and Adult FD

CAL NO.: 24-13-S

APPEARANCE FOR: Christine Perkins

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

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.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

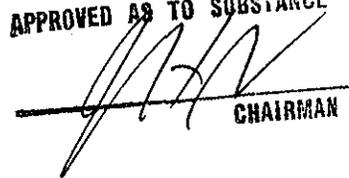
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 23-13-S to permit establishment of a community center at this location; the applicant shall also be permitted to establish a transitional residence within an existing three 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 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 transitional residence, provided the development is constructed consistent with the site and floor plans dated April 19, 2013 and that there are no more that two residents per room.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Takada Dixon Epps

CAL NO.: 47-13-S

APPEARANCE FOR: Same

MINUTES OF MEETING:

APPEARANCE AGAINST: None

~~February 15, 2013~~

April 19, 2013

REMISES AFFECTED: 221 E. 47th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINE Z-FAYE
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

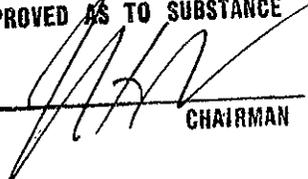
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT:

Jurie, Inc DBA Cozy Nails

CAL NO.: 48-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

APRIL 19, 2013

APPEARANCE AGAINST:

REMISES AFFECTED:

2722 N. Lincoln Avenue

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

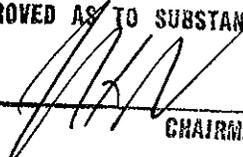
JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINE Z-FAYE
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Sarah's Circle
APPEARANCE FOR: David Nodsefsky
APPEARANCE AGAINST: None
REMISES AFFECTED: 4750 N. Sheridan Road

CAL NO.: 64-13-S

MINUTES OF MEETING:
 April 19, 2013

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of temporary overnight shelter within an existing eight-story building.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

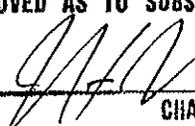
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 testified that Sarah's Circle will be providing services for women that formerly utilized another shelter in that area that has ceased operating; the applicant shall be permitted to establish a temporary overnight shelter for women that shall be located with 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; testimony was also offered that the use is only replacing another shelter and not adding an additional shelter to the area; 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 temporary overnight shelter, provided the development is constructed consistent with the floor plan dated January 24, 2013 by Perkins + Will.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

APPLICANT: MK Investment Partners, LLC

CAL NO.: 79-13-S

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

REMISES AFFECTED: 858 N. Franklin Street / 300-08 W. Chestnut

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of twenty-two residential parking spaces on the first floor of a proposed twenty-three dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

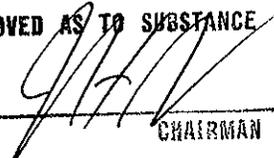
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 28, 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 twenty-two residential parking spaces on the first floor of a proposed twenty-three dwelling unit 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 also offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the residential parking spaces, provided the development is constructed consistent with the building elevations and site/ landscape plan dated April 19, 2013 by Sullivan Goulette & Wilson, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: MK Investment Partners, LLC

CAL NO.: 80-13-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:

~~March 15, 2013~~

APPEARANCE AGAINST: None

April 19, 2013

PREMISES AFFECTED: 858-62 N. Franklin Street / 300-08 W. Chestnut

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required rear yard setback from 30' to zero for a proposed twenty-three dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 28, 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 was granted a special use to establish twenty-two residential parking spaces at this location (Cal. No 79-13-S); the applicant shall now be permitted to reduce the required rear yard setback from 30' to zero for a proposed twenty-three 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

APPLICANT:

Affito Domus LLC

CAL NO.: 99-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

REMISES AFFECTED:

1946 W. Erie Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story four dwelling-unit building.

ACTION OF BOARD-

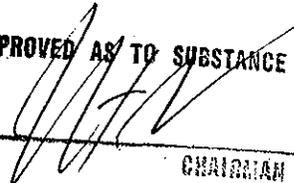
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 100-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1946 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required east side yard setback from 2' to 1.5' and reduce the required lot area from 4,000 sq. ft. to 3,660 sq. ft. for a proposed three-story four dwelling-unit-building.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 101-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1948 W. Erie Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

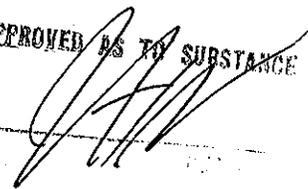
(then continued to July 19, 2013)

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT:

Affito Domus LLC

CAL NO.: 102-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1948 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required lot area from 6,000 square feet to 5,602 square feet for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

(then continued to July 19, 2013)

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

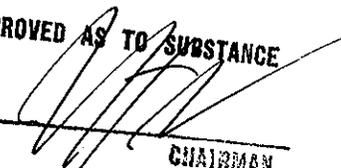
GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 103-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1948 W. Ohio Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story four dwelling-unit building.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 104-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1948 W. Ohio Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required east side yard setback from 3' to zero and reduce the required lot area from 4,000 sq. ft. to 3,602 sq. ft. for a proposed three-story four dwelling-unit building.

ACTION OF BOARD-

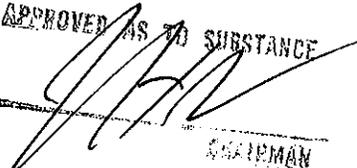
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 105-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1951 W. Erie Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story three dwelling-unit building.

ACTION OF BOARD-

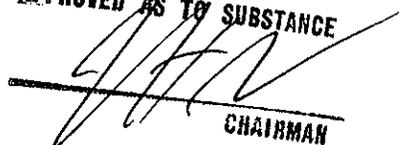
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 106-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1951 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required west side yard setback from 2' to .5' and reduce the required lot area from 3,000 sq. ft. to 2,916 sq. ft. for a proposed three-story three dwelling-unit building.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 107-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1952 W. Ohio Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

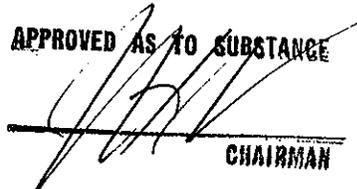
SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 108-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1952 W. Ohio Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required lot area from 6,000 sq. ft. to 5,572 sq. ft for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

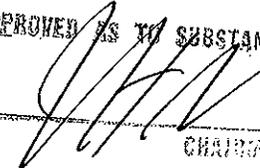
CASE CONTINUED MAY 17, 2013

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 109-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1952 W. Erie Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

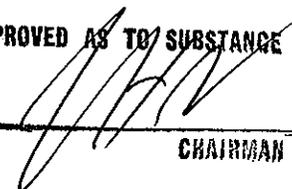
CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 110-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1952 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required lot area from 6,000 sq. ft. to 5,606 sq. ft. for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 111-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1956 W. Ohio Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

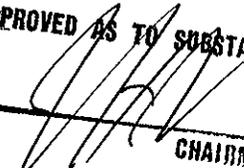
GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 112-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1956 W. Ohio Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required lot area from 6,000 square feet to 5,482 square feet for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

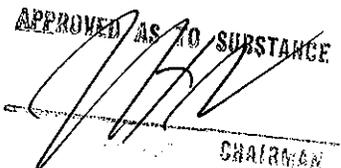
GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 113-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1956 W. Erie Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

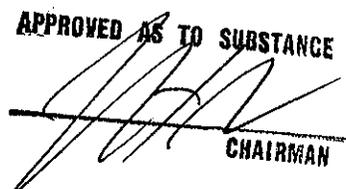
GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Affito Domus LLC

CAL NO.: 114-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1956 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required lot area from 6,000 square feet. to 5, 602 square feet for a proposed three-story six dwelling unit building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

JUN 07 2013

THE VOTE

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: CH South Michigan Apartments, LLC

CAL NO.: 115-13-S

APPEARANCE FOR: Adam Penkhus

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1212 S. Michigan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to permit 45% (96 spaces) of the existing required 214 parking spaces to be leased to non-occupants as non-accessory parking in an existing multi-story residential building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 lease 96 spaces (45%) of the existing 214 required parking spaces to non-occupants of the existing multi-story residential building; the 96 spaces shall be non-accessory parking; 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 to permit 45 % (96 spaces) of the exiting 214 required parking spaces to be leased to non- occupants as non- accessory parking, provided the development is constructed consistent with the floor plan dated April 19, 2013 by DeStafano Partners.

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

APPLICANT: R. Latitude, Inc. **CAL NO.:** 116-13-S
APPEARANCE FOR: Lema Khorshid **MINUTES OF MEETING:**
 April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 324-326 W. Chicago Avenue

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JUN 07 2013

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		
X		

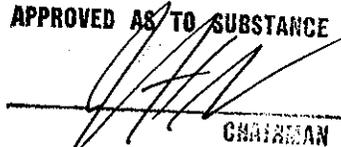
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 roof top patio to serve a restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the rooftop patio, provided the development is constructed consistent with the floor plan dated March 12, 2013 by Dunne + Kozlowski Architects

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chicago Chop Shop, LLC

CAL NO.: 117-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 2033 W. North Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO MAY 17, 2013

THE VOTE

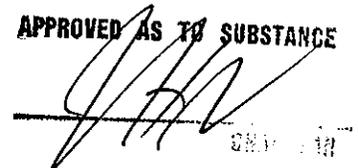
JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Chicago Blast Soccer Club, Inc. CAL NO.: 118-13-S

APPEARANCE FOR: MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 2600 W. 35th Street

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

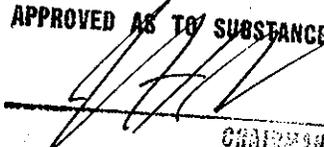
ACTION OF BOARD-
CASE CONTINUED TO JUNE 21, 2013

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 4113 N. Western LLC

CAL NO.: 119-13-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4113 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed four-story four dwelling-unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

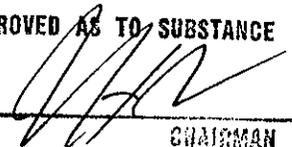
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 residential use below the second floor; the applicant testified that all of the units in the building shall be residential and that there will be no commercial space 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 residential use below the second floor, provided the development is constructed consistent with the building elevations and site plan dated April 19, 2013 by Iuro & Associates.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Armita, LLC **CAL NO.:** 120-13-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2005 N. Albany Street / 201-11 W. Armitage

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

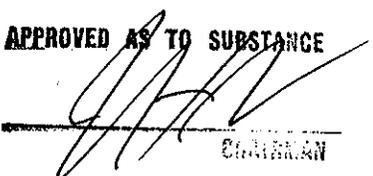
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 2013; and

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 residential use below the second floor; 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 residential use below the second floor, provided the development is constructed consistent with the building elevations and site/ landscape plan dated April 19, 2013 by Hannah Architects, Inc.

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: Armita, LLC **CAL NO.:** 121-13-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2005 N. Albany Street / 201-11 W. Armitage

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear setback from 30' to zero for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

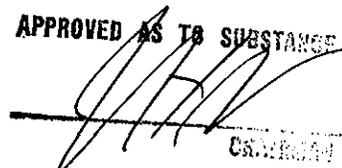
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 this location in Cal. No. 120-13-S to permit residential use below the second floor; the applicant shall now be permitted to reduce the rear setback to zero for the proposed three-story six dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT:

EZPAWN Illinois, Inc.

CAL NO.: 122-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

6722-36 S. Western Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO JUNE 21, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Jobo Invest LLC **CAL NO.:** 123-13-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3637 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 residential use below the second floor to expand an existing non-conforming three dwelling-unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

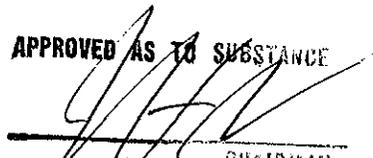
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 residential use below the second floor by expanding an existing non-conforming three dwelling unit building for a third floor addition and a front third floor bay window; 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 residential use below the second floor, provided the development is constructed consistent with the building elevations and site plan dated November 1, 2012 by Jim Ridley, Architect.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McDonald's Corporation

CAL NO.: 124-13-S

APPEARANCE FOR: Courtney Charity

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 740 E. 47th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 two-lane drive through facility which shall serve an existing restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 drive-through facility, provided the development is constructed consistent with the building elevations and site/ landscape plan dated April 19, 2013 by Lingle Design Group, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McDonald's Corporation

CAL NO.: 125-13-S

APPEARANCE FOR: Courtney Charity

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7832 S. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing one-lane drive through facility (new menu board) to serve an existing restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 one land drive-through with the addition of a new menu board which shall serve an existing fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the drive through facility, provided the development is constructed consistent with the building elevations and site/ landscape plan date April 19, 2013 by Watermark Engineering Resources Ltd .

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

APPROVED AS TO SUBSTANCE
[Signature]
JUN 10 2013

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

APPLICANT: McDonald's Corporation

CAL NO.: 126-13-S

APPEARANCE FOR: Courtney Charity

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3615 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing one-lane drive-through facility (new menu board) to serve an existing restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		
X		

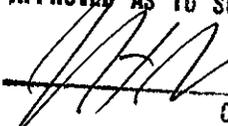
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 one land drive-through with the addition of a new menu board which shall serve an existing fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the of the drive through facility, provided the development is constructed consistent with the building elevations and site/ landscape plan date April 19, 2013 by Watermark Engineering Resources Ltd .

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

APPROVED AS TO SUBSTANCE

Jonathan Swain

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

APPLICANT: Bombers Training Academy LLC

CAL NO.: 127-13-S

APPEARANCE FOR: Avni Shah

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4425 S. Western Boulevard

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

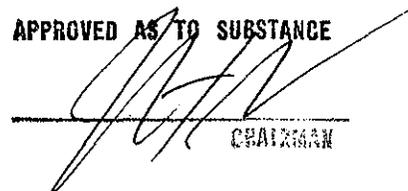
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 2013; and

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 an indoor sports and recreation facility which shall provide indoor baseball training; 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 indoor sports and recreation facility, provided the development is constructed consistent with the site and floor plan dated March 5, 2013 by 360 Design Studios.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Joseph Berry **CAL NO.:** 128-13-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 117 E. 47th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

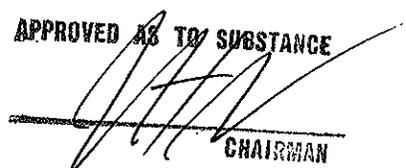
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 barber shop at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Frick Clips, Inc., an Illinois Corporation CAL NO.: 129-13-S

APPEARANCE FOR: Scott Weisenberg MINUTES OF MEETING: April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2321 W. Lawrence Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JUN 07 2013 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE SAM TOIA JUDY MARTINEZ-FAYE SHEILA O' GRADY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Sam Toia, Judy Martinez-Faye, Sheila O'Grady.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

CAL NO.: 130-13-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4210 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 beauty salon and spa.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 and spa that will also provide massage services; 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 and spa.

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

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

APPLICANT: Donna Mohammed, DBA Salon Yves **CAL NO.:** 131-13-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2225 W. Roscoe Street

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

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

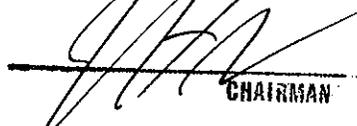
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 2013; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Ted Truong CAL NO.: 132-13-S
APPEARANCE FOR: John Pikarski MINUTES OF MEETING:
APPEARANCE AGAINST: None April 19, 2013
PREMISES AFFECTED: 4746 W. Peterson 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

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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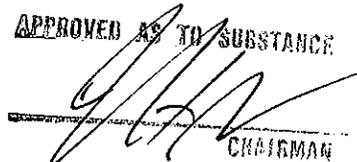
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ping (Sherry) Xia and Yaqun Liu,
D/B/A X& L Spa

APPEARANCE FOR: Sarah Barnes

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2620 N. Halsted Street

CAL NO.: 133-13-S

MINUTES OF MEETING:
April 19, 2013

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

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

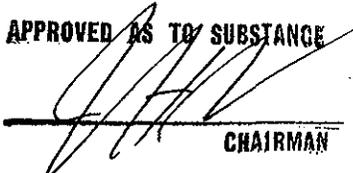
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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; the applicant testified that she would be offering foot massage but may occasionally massage other parts of the body and that customers will remain fully clothed during any massage with the exception of socks and shoes; 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 massage establishment.

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: James Banks and Grace Sergio-Banks

CAL NO.: 134-13-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 56 E. Bellevue Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 36.2' to zero for a rear three and four-story addition and an attached two car garage with roof deck to an existing four-story single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 zero for a rear three and four-story addition and an attached two car garage with roof deck to an existing four-story single-family residence; the applicant stated that the addition is needed to provide adequate room for his family; 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.

[Handwritten Signature]
JAN 19 2013

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

APPLICANT: Amanda and Anthony Beto **CAL NO.:** 135-13-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1720 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 8' 35" to 6' 5" and reduce the total side yard combination from 4' 6" to 3' (zero on north side and 3' on south side) for a proposed two-story single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X
		X

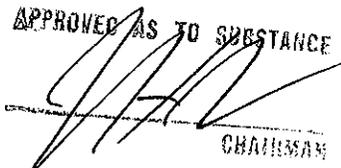
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required front yard setback from to 6'- 5" and reduce the total side yard combination to 3' (zero on north side and 3' on south side) for a proposed two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 2111 W. Bradley Place, LLC

CAL NO.: 136-13-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2111 W. Bradley Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front setback from 15.79' to 12.9' and reduce the total side yard combination from 6' (with neither less than 2.4') to 4.5' with a 1.5' west side yard setback and a 3' east side yard setback and to exceed the 30' maximum allowed height to 33' for a proposed three-story single family residence with roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

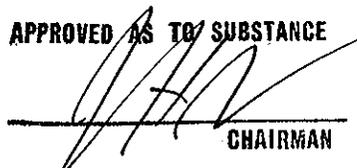
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required front setback to 12.9' and reduce the total side yard combination to 4.5' with a 1.5' west side yard setback and a 3' east side yard setback and to exceed the 30' maximum allowed height to 33' for a proposed three-story single family residence with roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Redemptive Tabernacle Church of God In Christ **CAL NO.:** 137-13-Z

APPEARANCE FOR: Louis Powell

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9995 S. Beverly Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required south side setback from 36.9' to 7' for a proposed parking lot to an existing church.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ADSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required south side setback to 7' for a parking lot that shall serve an existing church; the applicant testified that additional parking is needed for the congregation; 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 THE BOARD


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

APPLICANT: M.B. Builders & Developers, Inc. **CAL NO.:** 139-13-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
 April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 857-859 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 1'-1½" for a proposed four-story two dwelling-unit mixed-use building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

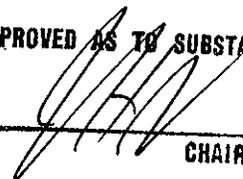
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required rear yard setback from 30' to 1'-1½" for a proposed four-story two dwelling-unit mixed-use 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: Silviu Moldovan **CAL NO.:** 140-13-Z
APPEARANCE FOR: Edward Grossman **MINUTES OF MEETING:**
 April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4042 N. Kolmar Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 20' to 1' 9" and reduce the north side yard setback from 4' to 2' for a proposed front two-story addition and front one-story open porch to an existing single-family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JUN 07 2013

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

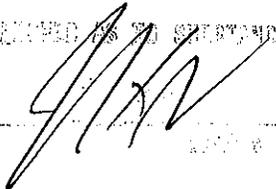
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required front yard setback to 1' 9" and reduce the north side yard setback to 2' for a proposed front two-story addition and front one-story open porch to an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Hispanic Housing Development Corporation

CAL NO.: 141-13-Z

APPEARANCE FOR: Sylvia Michas

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4800 W. George Street

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

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

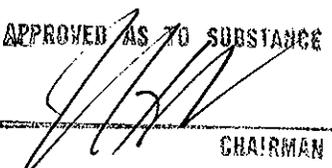
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required rear yard setback from 30' to zero for a proposed six-story seventy 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: Zachary Wasilew and Heather Press Wasilew

CAL NO.: 142-13-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2116 W. Belle Plaine Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required total side yard combination from 5' (with neither less than 2') to .4 1/2" on the west side and 2' -11 1/2" on the east side for a rear two-story addition to an existing single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

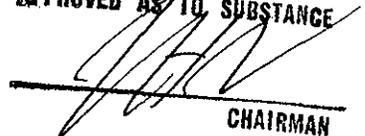
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required total side yard combination from 5' (with neither less than 2') to .4 1/2" on the west side and 2' -11 1/2" on the east side for a rear two-story addition to an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bruce Ranney

CAL NO.: 143-13-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1824-28 W. Race Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 25.2' to 12.92' and reduce the required total side yard combination from 14.33' (with neither less than 5.76') to 8' with a 3' east side yard setback and a 5.06' west side yard setback for a proposed two-story addition to an existing single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required rear yard setback from to 12.92' and reduce the required total side yard combination to 8' with a 3' east side yard setback and a 5.06' west side yard setback for a proposed two-story addition to an existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
DATE

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

APPLICANT: Heather and Erik Barefield

CAL NO.: 144-13-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2113 N. Clifton Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 34.68' to zero and reduce the total combined side yard combination from 5' (with neither less than 2') to zero and reduce the required 225 sq. ft. rear yard open space to zero for a proposed rear one-story open deck above an existing detached garage to an existing three-story single family home.

ACTION OF BOARD-
VARIATION GRANTED

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

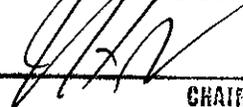
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 2013 and

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 required rear yard setback from 34.68' to zero and reduce the total combined side yard combination from 5' (with neither less than 2') to zero and reduce the required 225 sq. ft. rear yard open space to zero for a proposed rear one-story open deck above an existing detached garage to an existing three-story single family home; 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: 1529 Pearson, Inc. **CAL NO.:** 145-13-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2963 N. Dawson Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west front yard setback from 10.3' to 4' and reduce the south side yard setback from the required 5' to 3' and reduce the east rear yard setback from 18.1' to 3' for a proposed two-story single-family residence with an attached two car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 07 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

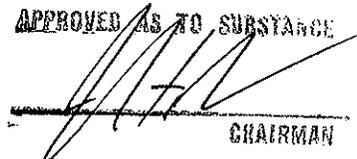
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 west front yard setback to 4' and reduce the south side yard setback to 3' and reduce the east rear yard setback from to 3' for a proposed two-story single-family residence with an attached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Corrigan Ventures, Inc.

CAL NO.: 146-13-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1816 W. Berwyn Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required total side yard combination from 5' to 3.31' (with neither less 2') to .76' and on the west side and 2.55' and on the east side for a proposed second-story addition with front enclosed porch replacement for a conversion from a two dwelling unit building to a proposed single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 required total side yard combination from 5' to 3.31' (with neither less 2') to .76' and on the west side and 2.55' and on the east side for a proposed second-story addition with front enclosed porch replacement for a conversion from a two dwelling unit building to a proposed single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: North Buena Market, Inc.

CAL NO.: 147-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 4200 N. Broadway Street

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 JUNE 21, 2013

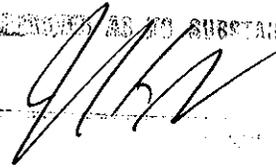
THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT: Joan Dachs Bais Yaakov Elementary School YTT **CAL NO.:** 148-13-S

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2754 W. Rosemont

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the expansion of an existing two-story religious assembly and school with two proposed two-story additions.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

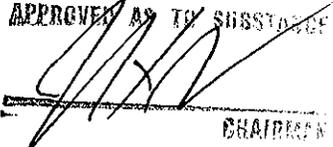
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 a proposed school with a two story addition; the applicant testified that the building has been vacant for the past two years and would now like to establish a school for boys; the applicant also testified that the prayer area would be accessory to the school and that the principle use is the school and that they are not attempting to establish a religious assembly; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was 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 will permit the use to be established provided that the Department of Housing and Economic Development approves the final elevations and building materials before a permit is applied for; 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 expansion of the religious assembly and school, provided the development is constructed consistent with the site and landscape plan dated April 19, 2013 by SAS Architects and Planners. The Department has not approved the building elevations and building materials and request final elevations be approved by the Department prior to a building permit application.

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

APPROVED AS TO SUBSTANCE

CHAIRPERSON

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

APPLICANT:

Feast Inc. DBA Goddess and Grocer

CAL NO.: 149-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

1649 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of outdoor patio for a retail and accessory restaurant building.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

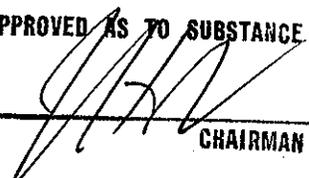
SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Stephen Schostok

CAL NO.: 150-13-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6547-59 W. Dakin Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of required accessory off-site 121-space parking lot to serve a multi-unit retail building with a health club facility located at 6601-15 W. Irving Park Rd.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

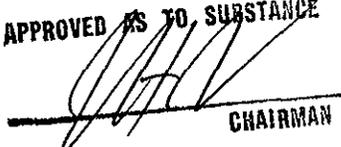
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 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 required off-site parking lot with 121 parking spaces which shall serve a health club facility which is located at 6601-15 W. Irving Park Road; expert testimony was offered that the use would not have a negative impact on the surrounding property and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use 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 parking lot, provided the development is constructed consistent with the landscape plan dated March 29, 2013 by Daniel Weinbach & Partners, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Claretians, Inc.

CAL NO.: 151-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

9052-56 S. Brandon Ave./3124-34 E. 91st Street

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 non-required accessory parking lot to serve a church located at 3200 E. 91st Street.

ACTION OF BOARD-

CASE CONTINUED TO JUNE 21, 2013

THE VOTE

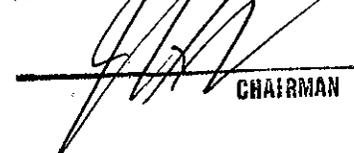
JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Joseph Barats

CAL NO.: 152-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 5920 W. Fullerton

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 JUNE 21, 2013

THE VOTE

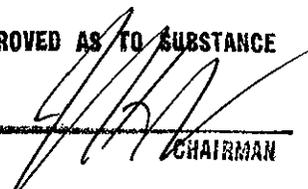
JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Waldemar Gorzen **CAL NO.:** 153-13-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:** April 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5530 W. Pensacola Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 4' to 1.91' and reduce the total side yard combination from 9' to 6.58' for a second floor addition to an existing single-family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JUN 07 2013

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

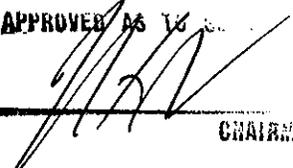
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 4, 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 in this matter testified that his family is growing and that they require more room than the existing home has; he stated that the addition is need to accommodate the needs of his family; the applicant shall be permitted to reduce the west side yard setback to 1.91' and reduce the total side yard combination to 6.58' for a second floor addition to an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO

 CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Outdoor Impact, Inc.

APPLICANT

154-13-A

CALENDAR NUMBER

3411 N. Halsted

PREMISES AFFECTED

June 21, 2013

MINUTES OF MEETING

Nicholas Ftikas

APPEARANCE FOR APPLICANT

Steven Valenziano

APPEARANCE FOR ZONING ADMINISTRATOR

NATURE OF REQUEST

An appeal of the decision of the Zoning Administrator to not permit a 345 sq. ft. / 23' x 15' off-premise/advertising sign on a pedestrian street, within 250' of a residential district with a sign face of more than 100' and exceeding the maximum total sign area in a C1 zoning district.

ACTION OF BOARD

THE VOTE

The decision of the Zoning Administrator is reversed.

AFFIRMATIVE NEGATIVE ABSENT

Jonathan Swain, Chair
Judy Martinez-Faye
Geraldine McCabe-Miele
Sheila O'Grady
Sam Toia

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THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2013, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, the Zoning Administrator denied the application of the Applicant for a permit for a 345 sq. ft. / 23' x 15' off-premise advertising sign on a pedestrian street, within 250' of a residential district with a sign face of more than 100' and exceeding the maximum total sign area in a C1 zoning district for two reasons: (1) the sign did not qualify for legal, nonconforming status because the sign was not permitted when established as required by Section 17-15-0502 of the Chicago Zoning Ordinance ("Zoning Ordinance"); and (2) an unpermitted alteration, as defined by Section 17-15-

APPROVED AS TO SUBSTANCE

CHAIRMAN

0504 of the Zoning Ordinance, to the sign occurred when the sign changed from a painted sign to a vinyl sign; and

WHEREAS, Mr. Nicholas Ftikis, counsel for the Applicant summarized the Applicant's case and explained the Zoning Administrator's position to be in error for three reason: (1) that the subject sign has been in continuous, off-premise use since 1988; (2) that pre-1990, the Zoning Ordinance did not require an off-premise, painted, non-illuminated sign to obtain a permit; (3) and because the Zoning Ordinance defines painted wall signs and vinyl wall signs as one and the same under Section 17-17-02113, changing the sign from a painted wall sign to a vinyl wall sign is not an unpermitted alteration as defined under Section 17-15-0504; and

WHEREAS, Mr. Steven Valenziano, staff member of the Department of Housing and Economic Development, testified on behalf of the Zoning Administrator; that the Zoning Administrator did not consider the Applicant's sign to be a legal, nonconforming use because sometime after 2005, an unpermitted alteration to the sign occurred; that this unpermitted alteration was the change from a painted wall sign to a vinyl wall sign; that the Zoning Administrator disagrees with the Applicant that a painted wall sign is synonymous with any vinyl wall sign under the Zoning Ordinance; that Section 17-17-02113 of the Zoning Ordinance defines "painted wall sign" as "a sign applied to a building wall with paint or a thin layer of vinyl, paper or similar material adhered directly to the building surface and that has no sign structure"; that the Zoning Administrator defines "adhered" as "pasted"; that this definition is supported by the last sentence of Section 17-17-02173 of the Zoning Ordinance which differentiates between wall signs that are "adhered" and wall signs that are "attached" by brackets or clips to building walls; that, consequently, these brackets or clips constitute "sign structure"; that the Zoning Administrator has consistently denied applications where legal, nonconforming "adhered" wall signs have changed to "attached" wall signs because of this addition of "sign structure"; that post-2005, the Applicant's sign has not been "adhered" to the building wall and has instead been "attached" to the wall via clips or brackets; that this change was not done with a lawfully issued permit as required under Section 17-15-0502; that pursuant to Section 17-13-1207, the Board must grant the Zoning Administrator's decision a presumption of correctness, placing the burden of persuasion of error on the Applicant; and

WHEREAS, in response to questions raised by the Board, Mr. Valenziano further testified that the word "adhered" is not defined by the Zoning Ordinance; that when a word is not defined in the Zoning Ordinance, the Zoning Administrator looks to the latest edition of Merriam-Webster's Dictionary; and

WHEREAS, Mr. Ftikis was granted leave to call Mr. Paul Woznicki to answer questions raised by the Zoning Administrator's testimony; Mr. Woznicki's credentials as an expert in land planning were acknowledged by the Board; that in Mr. Woznicki's professional opinion, the last sentence of Section 17-17-02173 is very forward thinking and anticipates the modern change from wall signs being painted on buildings to signs instead being attached to buildings via clips, brackets, or stretchers; that under Section

17-17-02173, a sign is referred to as a "display panel" which shows the intent of the Zoning Ordinance's drafters to anticipate this modern change; that no matter how a wall sign is affixed to a building wall, it still somehow must be attached and therefore he does not agree with the Zoning Administrator's distinction between "adhered" vinyl wall signs and "attached" vinyl wall signs; and

WHEREAS, Sections 17-13-1207 and 17-12-1208 of the Chicago Zoning Ordinance grant the Board of Appeals authority to hear and decide appeals when it is alleged there is an error in any order, requirement, decision or determination by the Zoning Administrator in the administration or enforcement of this Zoning Ordinance; therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to sustain an appeal must be based solely on the approval criteria enumerated in Section 17-13-1208 of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's appeal:

1. The Board finds that the Zoning Administrator's distinction between "adhered" vinyl wall signs and "attached" vinyl wall signs in Sections 17-17-2113 and 17-17-02173 cannot be supported by the Merriam-Webster Dictionary definition of "adhere";
2. The Board finds that the change from painted wall sign to vinyl wall sign is not an unpermitted alteration as defined under Section 17-15-0504 because Section 17-17-02113 does not distinguish between a painted wall sign and a vinyl wall sign;
3. The Board finds that since the change from a painted wall sign to a vinyl wall sign is a permitted alteration under Section 17-15-0504, the Applicant's sign still qualifies for legal, nonconforming status under Section 17-15-0502.

RESOLVED, the Board finds the Applicant has met its burden of persuasion that the Zoning Administrator has erred as required by Section 17-12-1208.

RESOLVED, the Zoning Administrator's decision is hereby reversed, and the Zoning Administrator shall authorize a permit for the subject sign.

This is a final decision subject to review under the Illinois Administrative Review Act (735 ILCS 5/3-101 *et. seq.*).

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

APPLICANT:

Verizon Wireless

CAL NO.: 406-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

10001 S. Pulaski Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of for a proposed 104' tall wireless communication facility to exceed the required 75'.

ACTION OF BOARD-

CASE CONTINUED TO MAY 17, 2013

THE VOTE

JUN 07 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

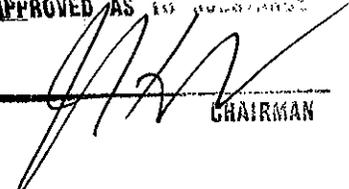
SAM TOIA

JUDY MARTINEZ-FAYE

SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO ACCURACY


CHAIRMAN