

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

APPLICANT:

Avondale SLF, LLC

CAL NO.: 29-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

2000-08 N. Whipple Street / 3038-44 W. Armitage Avenue

NATURE OF REQUEST: Application for a special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed six story elderly housing building.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

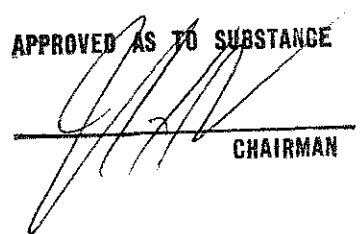
THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Avondale SLF, LLC

CAL NO.: 30-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2000-08 N. Whipple Street / 3038-44 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval reduce the rear yard setback from 30' to zero, to eliminate the one required loading berth and to reduce the required parking spaces from thirty to twenty-four, for a six story elderly housing building.

ACTION OF BOARD-

CASE CONTINUED TO JUNE 17, 2011

THE VOTE

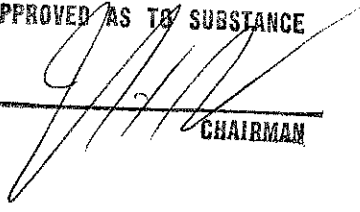
MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Avondale SLF, LLC

CAL NO.: 31-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3059-61 W. Armitage Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required accessory parking lot to serve a proposed elderly housing building at 2000-08 N. Whipple/ 3038-44 w. Armitage Avenue

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

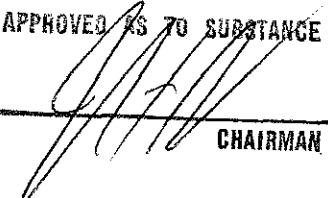
THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: GCD Properties, LLC Indiana

CAL NO.: 127-11-Z

APPEARANCE FOR: Carol Stubblefield

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5407-09 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to permit an existing 6 dwelling unit building to be converted from 6 units to 8 units with 6 parking spaces instead of required 8 parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

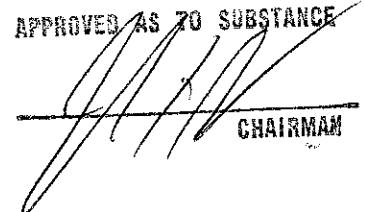
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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 convert an existing 6 dwelling unit building into an 8 dwelling unit building and to provide only 6 parking spaces; 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: Mary Murzanski **CAL NO.:** 138-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:** June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1324 N. Moorman Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval reduce the front setback from the required 11.37' to 7'-6", the front property line setback from 20' to 11'-6" for an attached garage off of Moorman Street, and to reduce the northwest setback from 8.72' to 2'-6" and the rear setback from 27.24' to zero for a three-story single family residence with an attached garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

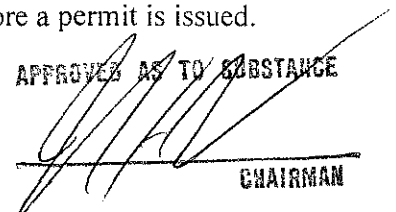
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

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 reduce the front setback to 7'-6", the front property line setback to 11'-6" for an attached garage off of Moorman Street, and to reduce the northwest setback to 2'-6" and the rear setback to zero for a three-story single family residence with an attached garage: the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Hartej Sood

CAL NO.: 160-11-Z

APPEARANCE FOR: Jessica Schramm

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1736 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total combined side setback from the required 4.8' to 2'-6 1/2" (6" on the north, 2'- 1/2" on the south) and to reduce the rear yard setback from 34.16' to 22'-4" for a three-story single family residence with a rear partial above grade walkway and attached two-car garage with a roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

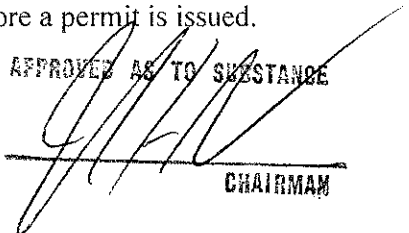
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 2011 and

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 reduce the total combined side setback from the required to 2'-6 1/2" (6" on the north, 2'- 1/2" on the south) and to reduce the rear yard setback to 22'-4" for a three-story single family residence with a rear partial above grade walkway and attached two-car garage with a roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: JEK Enterprises

CAL NO.: 164-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4626 N. Kilpatrick Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 20' to 10'-4" for a proposed one story open porch for a single family residence converted from a two dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

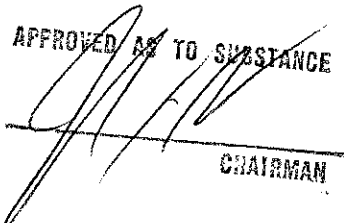
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 reduce the front setback to 10'-4" to construct a one story open porch for a single family residence which has been deconverted from a two-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ceasar Martinez

CAL NO.: 172-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1142 W. Taylor Street

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

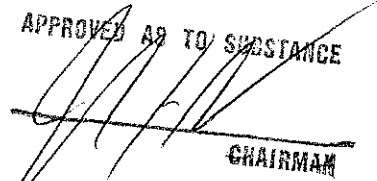
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Duff Dogs **CAL NO.:** 175-11-S
APPEARANCE FOR: Kevin Duffy **MINUTES OF MEETING:**
June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4835 N. Austin Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

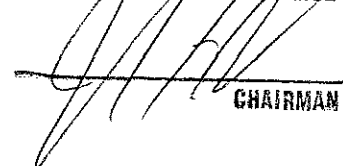
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on , after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility to serve an existing restaurant, provided the development is constructed consistent with the site and landscape plans dated June 15, 2011, as prepared by Avery Architecture and Design.

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: Norflo Holding Corporation
D/B/A Room 43, The Venue

CAL NO.: 179-11-S

APPEARANCE FOR: Glenda J. Gray

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue/ 1050 E. 43rd Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed accessory off-site parking lot to accommodate 35 of the 39 required parking spaces to serve an existing restaurant and banquet hall facility located at 1039-43 E. 43rd Street.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 5, 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 currently operates a banquet facility at 1039-43 E. 43rd street; the applicant must establish an accessory off-site parking lot to meet his parking requirements; 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 applicant shall be permitted to establish an accessory off-site parking lot to accommodate 35 of the required parking spaces to serve the existing banquet hall; the Board will permit the special use with the condition that it is non-transferable and will be null and void if the applicant ceases to operate his business; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Norflo Holding Corporation **CAL NO.:** 180-11-Z
 d/b/a/ Room 43, The Venue

APPEARANCE FOR: Glenda J. Gray **MINUTES OF MEETING:**
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4231-59 S. Berkeley Avenue / 1050 E. 43rd Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of variation to permit shared parking for two non-residential uses and to reduce the required 39 parking spaces by no more than 20% for a total of 35 parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

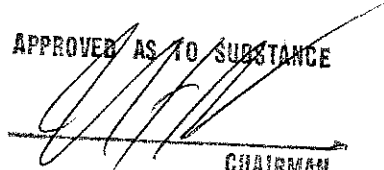
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 5, 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 to the property and applicant in Cal. No. 179-11-S; the applicant shall also be permitted to establish shared parking for two-non-residential uses and to reduce the total number of parking spaces by no more than 20% of the required 39 spaces to 35; the Board will permit the variation with the condition that it is non-transferable and will be null and void if the applicant ceases to operate his business; 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:

850, LLC

CAL NO.: 182-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

850 N. DeWitt Place

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to increase the number of leased parking spaces in an existing parking garage from 38 to 68 parking spaces

ACTION OF BOARD-

CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JONATHAN SWAIN

GIGI McCABE-MIELE

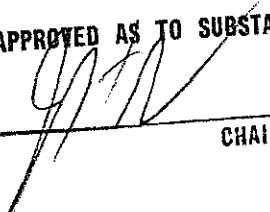
DEMETRI KONSTANTELOS

LORI HEALEY

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chicago Board of Education

CAL NO.: 183-11-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5520-26 S. Lowe Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site parking lot with 26 parking spaces to serve a high school at 5515 S. Lowe Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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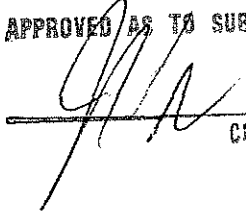
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 an off-site parking lot which will serve a high school which is located at 5515 S. Lowe. The testimony of the appraiser was 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 off-site parking lot, provided it is constructed consistent with the landscape plan dated April 8, 2011.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Board of Education **CAL NO.:** 184-11-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5520-26 S. Lowe Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 15' to 7' for an off-site parking lot to serve a school at 5515 S. Lowe Avenue.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

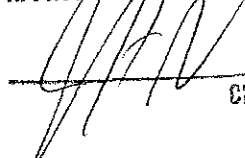
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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 to this site in Cal. No. 183-11-S to permit the establishment of an off-site parking lot which will serve a high school located at 5515 S. Lowe. The applicant shall also be permitted to reduce the front setback from the required 15' to 7'; 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 Park Elementary School Assoc. CAL NO.: 185-11-Z
APPEARANCE FOR: Gary Wigoda MINUTES OF MEETING:
June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2017-33 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval reduce the front yard setback from the required 20' to 13' 8", to exceed the allowable floor area ratio to convert indoor parking into classrooms and to reduce the required parking from 7 to 6 spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

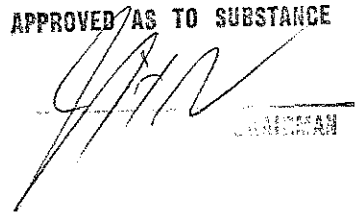
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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 wishes to expand the existing school; the applicant shall be permitted to reduce the front yard setback to 13' 8", to exceed the allowable floor area ratio to convert indoor parking into classrooms and to reduce the required parking from 7 to 6 spaces; 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: JP Morgan Chase Bank, National Assoc. **CAL NO.:** 186-11-S

APPEARANCE FOR: Richard Wendy **MINUTES OF MEETING:**
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3200-16 W. Irving Park Road/4000-20 N. Kedzie Ave.

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

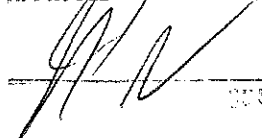
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011 and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility to serve a proposed bank, provided the development is constructed consistent with the site plan dated June 6, 2011 by Architects Partnerships and the landscape plan dated June 8, 2011 by 3D design Studio.

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: William Hughson

CAL NO.: 187-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2244 N. Dayton

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval exceed the allowable floor area ratio by not more than 15%, to reduce the front yard setback from the required 14.88 to zero and reduce the north side yard setback from the required 2.34' to 1.05' for additions to an existing

ACTION OF BOARD-
CASE CONTINUED TO JULY 17, 2011

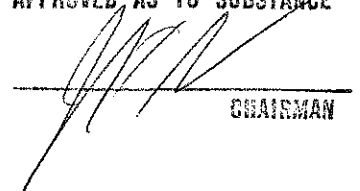
THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED, AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Marsha Hammond

CAL NO.: 188-11-S

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8006 S. Cottage Grove

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 beauty salon; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Westside Grace Ministries

CAL NO.: 189-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 536 N. LeClaire

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

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Catholic Bishop of Chicago CAL NO.: 190-11-S
APPEARANCE FOR: Thomas Moore MINUTES OF MEETING:
June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1520 N. Claremont

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

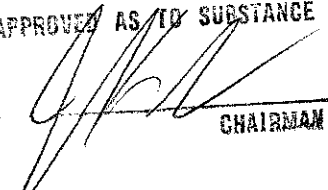
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use as set forth by the code 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 community center, provided the development is constructed with final DHED approval of the site plan dated May 2, 2011 and the landscape plan dated May 18, 2011 by Grund & Reisterer 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: The Catholic Bishop of Chicago **CAL NO.:** 191-11-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1520 N. Claremont

NATURE OF REQUEST: Application for a variation use under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 15' to zero and reduce the rear setback from the required 37.5' to 1.8' to allow a proposed community center.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

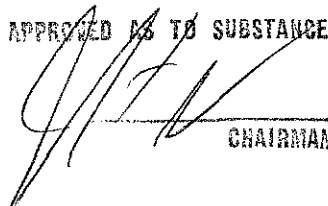
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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.190-11-S to permit the establishment of a community center; the applicant shall now be permitted to reduce the front setback to zero and reduce the rear setback to 1.8' to allow for the community center; 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: The Catholic Bishop of Chicago **CAL NO.:** 192-11-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1501-15 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 a proposed off-site parking lot to serve a proposed community center at 1520 N. Claremont Ave

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

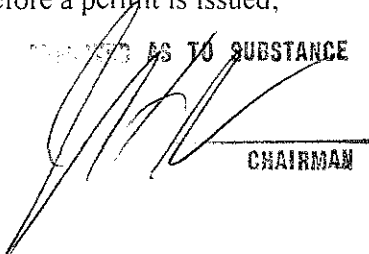
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011 and

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 and variation were granted in Cal Nos. 190-11-S and 191-11-Z to permit the establishment of a community center with yard reductions; the applicant shall also be permitted to establish an off- site parking lot which will serve the permitted community center; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use would 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 off-site parking lot, provided the development is constructed with final DHED approval of the site plan dated May 2, 2011 and the landscape plan dated May 18, 2011 by Grund and Riesterer 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: Esmerelda Vasquez

CAL NO.: 193-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3236-40 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the total side yard combination from the required 5' to 3.8' to allow the subdivision of one zoning for measuring 50' x 130.05' into two zoning lots which will each measure 25' x 130.05'.

ACTION OF BOARD-

CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bryan Hunter CAL NO.: 194-11-Z
APPEARANCE FOR: Jessica Schramm MINUTES OF MEETING: June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 906 W. Webster Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total side yard combination 4.8' to zero on both east and west sides to allow a rear basement and first floor addition and proposed rooftop deck on an existing single-family residential building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 reduce the total side yard combination 4.8' to zero on both east and west sides to allow a rear basement and first floor addition and proposed rooftop deck on an existing single-family residential 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
[Signature]
CHAIRMAN

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

APPLICANT: Chicago Title Land Trust

CAL NO.: 195-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 639 W. Deming Place, Unit 1

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

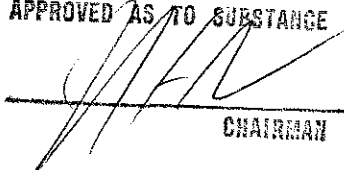
ACTION OF BOARD-
CASE CONTINUED TO JULY 15, 2011

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Steven W. Stephens **CAL NO.:** 196-11-S
APPEARANCE FOR: James Kottaras **MINUTES OF MEETING:**
 June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5322 N. Broadway, 1st Floor

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

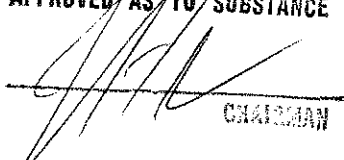
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 establish a nail and waxing salon: expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further 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

 CHAIRMAN

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

APPLICANT: Bumblebee Ink Inc.

CAL NO.: 197-11-S

APPEARANCE FOR: Jeremy Bell

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3510 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 a proposed tattoo parlor and body piercing facility.

ACTION OF BOARD-
APPLICATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

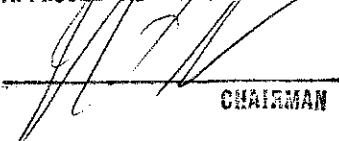
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011 and

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 tattoo and body piercing facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 tattoo parlor and body piercing facility.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Evelyn Taylor **CAL NO.:** 198-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1516 W. 87th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 beauty salon 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 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

 CHAIRMAN

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

APPLICANT: Thomas Barthelmess

CAL NO.: 199-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3030 West Cortland Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of reduce the front yard setback from the required 20' to 11.25' to allow for a proposed detached garage.

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

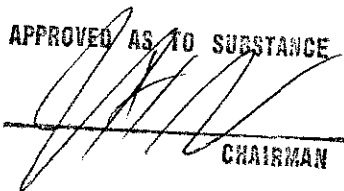
THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eco Development Inc.

CAL NO.: 200-11-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2028 N. Point Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 12.84' to 4', the rear setback from the required 22.48' to 20.5' and the rear yard open space from 225 square feet to zero to allow for a proposed single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		

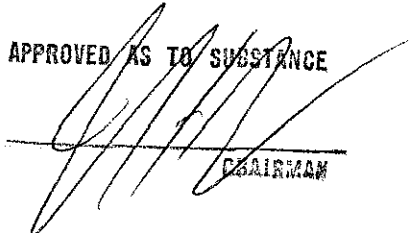
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 reduce the front setback to 4', the rear setback to 20.5' and the rear yard open space from 225 square feet to zero to allow for a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eco Development Inc.

CAL NO.: 201-11-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2026 N.Point Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 11.2' to 6', the total side yard combination from the required 16' to 4.33' and the rear setback from 19.6' to 2.83' to allow for a proposed single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 reduce the front setback to 6', the total side yard combination to 4.33' and the rear setback to 2.83' to allow for a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

:

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rocio Rodriquez CAL NO.: 202-11-S

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4163 S. Archer Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show affirmative votes for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 beauty and nail salon 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 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 and nail salon.

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: St. Edmund's Redevelopment Corp. **CAL NO.:** 203-11-Z
APPEARANCE FOR: Carol Stubblefield **MINUTES OF MEETING:**
 June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6151 S. Michigan Ave.

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total side yard combination from the required 10' to zero and to exceed the allowable 47' building height by not more than 10% (to 51') to allow for a 5 story multi-family residential building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

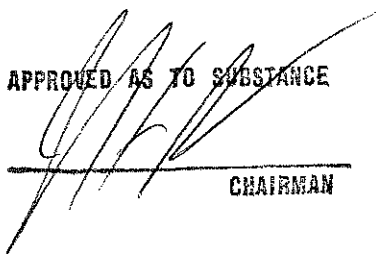
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 construct a five-story, multi family residential building whose total side yard combination shall be zero and whose height shall be increased to 51'; 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: GVP Abbot LLC

CAL NO.: 204-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1952 N. Orchard 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 total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residence.

ACTION OF BOARD-
CASE CONTINUED TO JULY 15, 2011

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

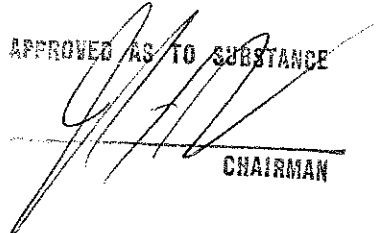
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Trang Thi Thanh Nguyen

CAL NO.: 205-11-S

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4305 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

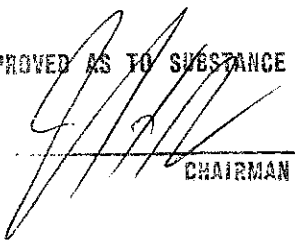
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 nail salon 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 testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Jeff Michael

CAL NO.: 206-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2323-25 W. Lawrence Avenue / 4747-59 N. Maplewood Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the establishment of a residential use below the second floor for a conversion from a 42 dwelling-unit building with ground floor commercial space to a 31 dwelling -unit building with 7 ground floor residential units

ACTION OF BOARD-

CASE CONTINUED TO JULY 15, 2011

THE VOTE

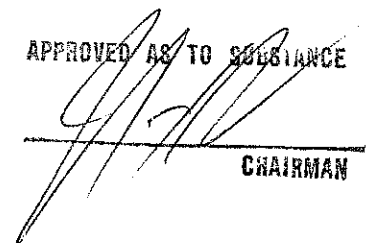
MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: New Yorker Styling & Spa

CAL NO.: 207-11-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6156 W. Higgins Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

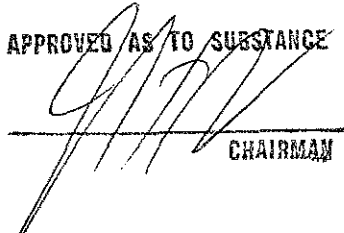
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 beauty salon 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 testimony was offered that the use complies with all of the criteria for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Danny & Luz Hair Studio Inc. **CAL NO.:** 208-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1717 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 a proposed hair salon.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
LORI HEALEY	X		

MAR 19 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

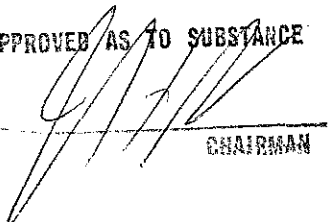
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 nail salon 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 use complies with all of the criteria for the granting of a special use as set forth by the code; the Board finds the use complies with all applicable standards of this Zoning Ordinance: is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Fullerton Cicero Donuts, Inc. CAL NO.: 209-11-S
APPEARANCE FOR: Caroline Domagowski MINUTES OF MEETING: June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2337 N. Cicero Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 drive-through facility to serve an existing restaurant 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 testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility to serve an existing restaurant, provided the development is constructed consistent with the exterior elevations and landscape plan dated June 14, 2011 as prepared by Warren Johnson Architects, Inc.

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: Prestige of Chicago Inc. DBA Estrada **CAL NO.:** 210-11-Z

APPEARANCE FOR: **MINUTES OF MEETING:**
June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2639-2641 W. Peterson Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed public place of amusement license for DJ music and dancing which shall be located with 125' of a residential zoning district.

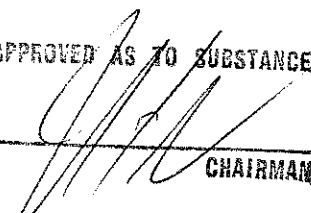
ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2965 West Nelson Inc.
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2965 W. Nelson Street

CAL NO.: 211-11-Z
MINUTES OF MEETING:
 June 17, 2011

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback on W. Nelson from the required 17.6' to 8' and on N. Sacramento from the required 20' to zero and reduce the total side yard combination from the required 5' to 4' for a proposed single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

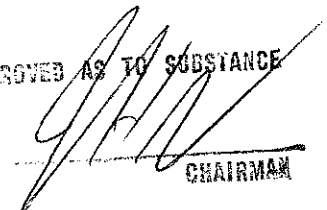
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 reduce the reduce the front setback on W. Nelson to 8' and on N. Sacramento to zero and reduce the total side yard combination from the to 4' for 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: 2965 West Nelson Inc.

CAL NO.: 212-11-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2967-71 W.Nelson Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback on W. Nelson from the required 16.37' to 3' and on N. Sacramento from the required 16.37' to zero, reduce the total side yard combination from 12.43' to 6.5' and reduce the setback on W. Nelson from 20' to 3' and on N. Sacramento from the required 20' to 1.5' to allow for a proposed single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		

THE RESOLUTION:

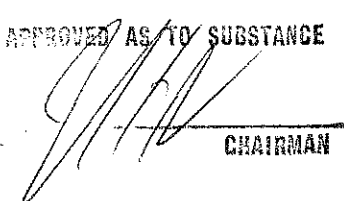
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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 reduce the front setback on W. Nelson to 3' and on N. Sacramento to zero, and also to reduce the total side yard combination from to 6.5' and reduce the setback on W. Nelson from to 3' and on N. Sacramento to 1.5' to allow for 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: Erie Elementary Charter School **CAL NO.:** 213-11-S

APPEARANCE FOR: Steve Patterson **MINUTES OF MEETING:**
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1400 N. Wastenaw Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required off-site 24 space parking lot to serve an existing elementary school located at 1407-15 N. Washtenaw Avenue.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

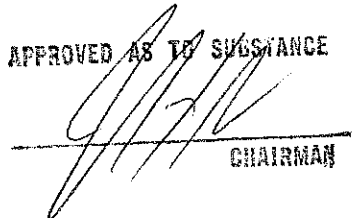
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 required off-site 24 space parking lot to serve an existing elementary school located at 1407-15 N. Washtenaw Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 off-site parking lot, provided it is constructed consistent with the landscape renovation plan dated March 7, 2011 by Wallin Gomez Architects Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Erie Elementary Charter School **CAL NO.:** 214-11-Z

APPEARANCE FOR: Steve Patterson **MINUTES OF MEETING:**
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1400 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 20' to 9.11', the total combined side yard combination from 14' to 8' for an off-site parking lot to serve an existing school at 1407-15 N. Washtenaw Avenue.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

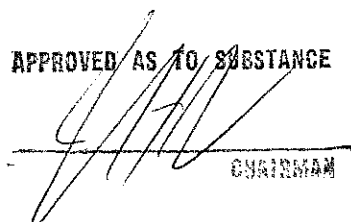
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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. 213-11-S to permit the establishment of an off- site parking lot to meet the required parking for a school located at 1407-15 N. Washtenaw Avenue; the applicant shall now be permitted to reduce the front setback to 9.11' and the total combined side yard combination to 8'; 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: Jim Gentlemen

CAL NO.: 215-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1943 W. Henderson Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the allowable floor area ratio by not more than 15% of an existing building's floor area to allow two nonconforming dwelling unit's expansion (first floor unit into basement, second floor unit into existing attic).

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

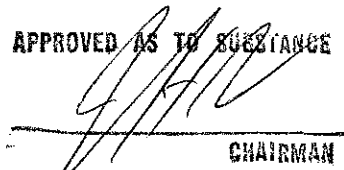
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 expand the first floor dwelling unit in the basement and the second floor unit into the existing attic which will result in an increase of the floor area ratio by not more than 15% of the existing floor area, both of the units are non-conforming; 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: West Lakeview Liquors, Inc.

CAL NO.: 216-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2154-56 W. Addison Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the proposed expansion of an existing liquor store located at 2156 W. Addison into 2154 W. Addison

ACTION OF BOARD-

CASE CONTINUED TO AUGUST 19, 2011

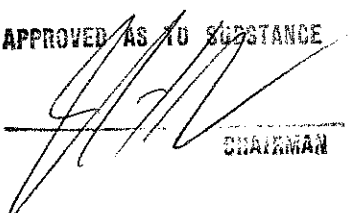
THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 7200 Dorchester Properties LLC **CAL NO.:** 217-11-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 June 17, 2011
APPEARANCE AGAINST: C. J. Holiday
PREMISES AFFECTED: 7200-10 S. Dorchester

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required off-site parking lot to serve a proposed 4-story multi-family building located at 7140 S. Dorchester Avenue.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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X		

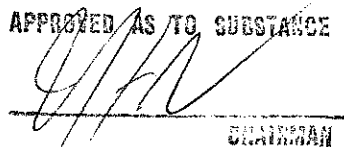
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 in this matter testified that the proposed use would be used to meet the off-site parking requirement for the assisted living facility which is located across the street from the proposed parking lot; the applicant testified that the majority of residents at the assisted living facility do not drive and the parking would be primarily for staff and visitors; Nicholas Cortesi, appraiser testified that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; Mr. Cortesi further testified that the use complies with the criteria as set forth by the code for the granting of a special use at this location. The objector, CJ Holiday, testified that she would like to see the property utilized as a facility for veterans; she stated that she is also in objection to the demolition of the existing building because she feels that he building has historical significance to the area; the Board will permit the applicant to establish a required off-site parking lot to serve a proposed 4-story multi-family building located at 7140 S. Dorchester Avenue; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of housing and Economic Development recommends approval of the proposed off-site parking lot, provided it is constructed consistent with the landscape plan dated June 17, 2011.

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: Scott Cohen CAL NO.: 218-11-S
APPEARANCE FOR: Thomas Moore MINUTES OF MEETING:
June 17, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1227 N. Milwaukee Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

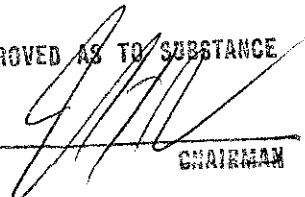
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 pawn shop; the applicant testified that he has extensive experience in operating a pawn shops and currently operates other locations; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of he criteria 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 has no objection to the proposed pawn shop.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Republic Bank

CAL NO.: 219-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2720 W. Devon Avenue

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

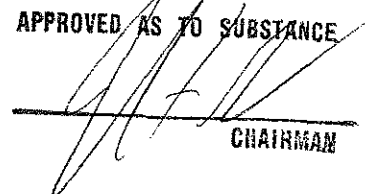
ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Top Web LLC **CAL NO.:** 220-11-Z
APPEARANCE FOR: Jesse Dodson **MINUTES OF MEETING:**
June 17, 2011
APPEARANCE AGAINST: Loni Strach, Ed Strach, Jake Mysliwicz
PREMISES AFFECTED: 5440 N. Northwest Highway

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the front setback from the required 20' to zero to allow for a proposed manufacturing printing facility.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

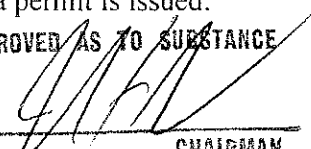
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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 testified that the variations are needed to accommodate the machines that are needed for the daily operations at the proposed printing company; the architect for the project testified that a printing operation requires a linear space to function properly; the objectors in this matter stated that they are opposed to the establishment of the proposed building because they feel that it would negatively impact their properties. Loni Strach testified that the neighbors across the street from the proposed factory, use their front porches and that if permitted, they would be subjected to looking at a wall with windows with no greenery; the applicant shall be permitted to reduce the front setback to zero for the proposed manufacturing printing facility provided the Department of Housing and Economic Development approves the final elevations for the project; 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: Top Web LLC

CAL NO.: 221-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5450 N. Northwest Highway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required off-site 60-space parking lot to serve a proposed manufacturing printing facility located at 5440 N. Northwest Hwy.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

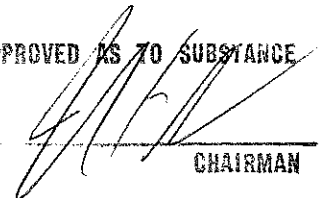
MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Masjid Al Farooq

CAL NO.: 222-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required off-site parking lot to serve an existing religious assembly facility located at 8950 S. Stony Island Ave.

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

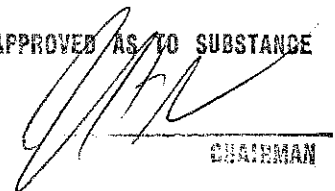
THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Masjid Al Farooq

CAL NO.: 223-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of permit shared parking for two religious assembly uses.

ACTION OF BOARD-

CASE CONTINUED AUGUST 19, 2011

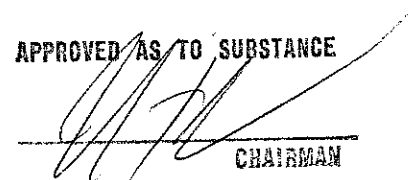
THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Vicky D. Hosey
d/b/a/ B Selfish Salon and Barber Shop
APPEARANCE FOR: Same
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2235 E. 71st Street

CAL NO.: 224-11-S

MINUTES OF MEETING:
June 17, 2011

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

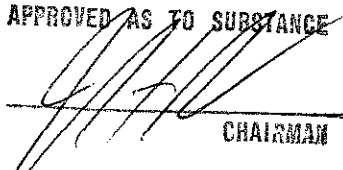
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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/ beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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/ 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: Steve Manfreda

CAL NO.: 225-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1714 N. Nordica Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of to reduce the required total side yard combination from the required 12' to 4.22', the rear setback from 50' to zero to allow for a proposed 2 story addition to an existing single family residence with a detached garage with second floor living space.

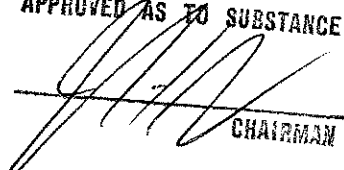
ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

MAR 19 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Steve Manfreda

CAL NO.: 226-11-A

APPEARANCE FOR:

MINUTES OF MEETING:

June 17, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1714 N. Nordica Avenue

NATURE OF REQUEST: Application for an appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit a second floor accessory living space above the existing 1-story 3 car garage and to increase the height of an accessory building from 15' to 19'.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

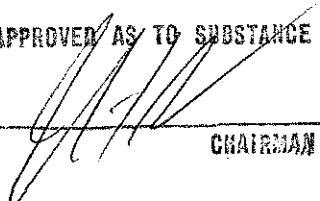
MAR 19 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN