

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

**APPLICANT:** North Shore Outdoor, LLC

**CAL NO.:** 41-10-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 601 N. Wells

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow th establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet

**ACTION OF BOARD-**  
CASE CONTINUED TO JUNE 18 , 2010

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
*1220*  
CHAIRMAN

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

**APPLICANT:** Dariece Oki & Michael Burkovskis **CAL NO.:** 45-10-Z  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2129 W. Grace Street

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed enclosed rear porch whose west side yard shall be zero instead of 4'.

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

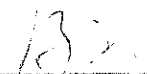
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010 ; and

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 an enclosed rear porch whose west side yard shall be zero; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

APPROVED AS TO ACCURACY

  
\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Juan Jose Juarbe

**CAL NO.:** 50-10-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3116 W. Fillmore Street

**NATURE OF REQUEST:** Application for a Appeal from, the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the expansion of dwelling units in a manufacturing distri

**ACTION OF BOARD**

CASE CONTINUED TO APRIL 16, 2010

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Styles Properties LLC

**CAL NO.:** 55-10-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3754 N. Wilton

**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 allow a front staircase enclosure to be located 2'-1" from the front of the parapet wall instead of 20'. The feature was built contrary to permit.

**ACTION OF BOARD**

REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		* #

**APPROVED AS TO SUBSTANCE**

*B. J. C.*

**CHAIRMAN**

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

**APPLICANT:** Margery Teller **CAL NO.:** 65-10-A  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 861 N. LaSalle Street

**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 allow the expansion of an accessory building with a second floor storage area. The existing accessory building contains 1344 square feet. The expansion would be 105 square feet. The appellant also wishes to increase the height to 26'-7" from 21'-7".

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010; and

WHEREAS, the district maps show that the premises is located in an RM-5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; The applicant owns a 3 story single family residence in the front of the zoning lot and an existing 2 story rear building. The rear building is the subject matter of this appeal. The property is located in an RM-5 zoning district. The rear building contains a garage at the first floor and storage on the second floor. The applicant wishes to expand the second floor. the applicant wishes to expand the rear building only with an addition for storage only. The addition will be 105 square feet and the height of the rear building will be increased to 26'-7". An open spiral stair case shall be located in the rear building. The Board finds the rear building will not be used for residential uses, The Board will grant a 105 square foot addition at the rear building that shall be utilized for storage only. the height of the structure shall also be increased to 26'-7". The decision if the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN



**APPLICANT:** Harvest Christian Center Chicago **CAL NO.:** 98-10-S

**APPEARANCE FOR:** Richard Baker **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** Ald. Tom Allen, Tina Wallace, Enid Becker

**PREMISES AFFECTED:** 4020 N. Tripp Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed religious facility with 243\* seats.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS	X		
JONATHAN SWAIN	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2010 ; 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; this building was formerly used as an electronic parts store. The religious assembly use has been reduced to 243 seats. The applicant shall provide 30 required parking spaces on-site. The applicant has testified that it will not provide day care nor an overnight shelter nor a "soup kitchen" at the site. The prior owner testified as to the prior use and the parking at this site. The Alderman of the ward and several homeowners from the neighborhood testified in opposition to the religious assembly use. The neighbors stated that the use would increase automobile traffic and congestion in the neighborhood The neighbors stated that Irving Park Road is very congested during baseball season at Wrigley Field and a church at this location would add to that traffic. They also stated that there is another church in the area that also adds to the amount of traffic and congestion in the area. Finally, the objectors thought the additional people coming to the church would add to the foot traffic in the area. The Alderman stated that an additional church in the area would only add to the congestion in the neighborhood. The Board notes that Irving Park Road is a 4 lane state highway with an additional 2 lanes for parking. This road is a major 4 lane road that handles large amounts of East / West traffic on the north side of the city. The Board notes that Irving Park Road is capable of handling the additional automobile traffic. The Board finds that the church will not cause a burden to the neighborhood especially with vehicular traffic. The church is providing the required number of spaces for parking for the size of the congregation; 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;

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

**CAL NO.: 98-10-S**

**MINUTES OF MEETING:**

**April 16, 2010**

and is designed to promote pedestrian safety and comfort; it is therefore

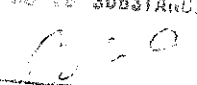
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed religious facility, provided landscaping and fencing are installed in compliance with the Chicago landscape Ordinance.

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

\* Amended at Hearing

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN



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

**APPLICANT:** Outdoor Impact, Inc.

**CAL NO.:** 107-10-A

**APPEARANCE FOR:**

**MINUTES OF  
MEETING:  
April 16, 2010**

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1959 W. Chicago 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 allow the establishment of a 16' x 22' off-premise sign (352 square feet). The sign is not permitted today to be more than 100 square feet because it is located within 250' of a residential district. This case was previously heard in October of 2009 and failed to receive 3 affirmative votes.

**ACTION OF BOARD-**  
REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
\_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** Park National Bank & Trust No. 31934 **CAL NO.:** 133-10-Z

**APPEARANCE FOR:** **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 2900 N. Elston Ave / 2510 W. George

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 4 story 3 dwelling unit office building whose rear yard shall be zero instead of

**ACTION OF BOARD-**  
CASE CONTINUED TO JULY 16, 2010

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Natural Healing Paradise Spa, Inc. **CAL NO.:** 134-10-S

**APPEARANCE FOR:** Lisa Moreno **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5515-19 W. Belmont Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed massage establishment.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a massage establishment; the 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; 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 Zoning and Land Use Planning recommends approval of the proposed massage establishment.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Firefly Liquors Inc. **CAL NO.:** 135-10-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5029 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 liquor store.

**ACTION OF BOARD-**  
 APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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 liquor store at this location; 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; 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 Zoning and Land Use Planning recommends approval of the proposed liquor store.

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:** KE Salon LLC **CAL NO.:** 136-10-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2211 W. Montrose Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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; 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; 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 Zoning and Land Use Planning 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:** Christine & Michael Frisch      **CAL NO.:** 137-10-Z  
**APPEARANCE FOR:** Mark Kupiec      **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1846 N. Bissell Street

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 4 story single family residence whose north side yard shall be 1' inste of 2', the combined side yard shall be 4' instead of 4'-8", the rear yard shall be zero instead of 18.2' and the rear yard open space shall be zero instead of 81 square feet.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

AUG 10 2010  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4 story single family residence whose north side yard shall be 1, the combined side yard shall be 4', the rear yard shall be zero and the rear yard open space shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** Bernie's Inc. LLC **CAL NO.:** 138-10-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3664 N. Clark Street

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing tavern.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

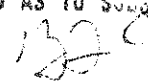
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing tavern; 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; 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 Zoning and Land Use Planning recommends approval of the proposed tavern expansion

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:** Bernie's, Inc. LLC **CAL NO.:** 139-10-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3664 N. Clark Street

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed enclosure of an outside patio whose north side yard shall be zero instead of 7.5 and the west side yard shall be zero instead of 5' on a reverse corner lot.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 enclose and outside patio whose north side yard shall be zero and the west side yard shall be zero on a reverse corner lot; a special use was granted for this location ( Cal. No. 138-10-S ) which permitted the expansion of the existing tavern; 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:** Bernie's Inc. LLC **CAL NO.:** 140-10-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3701 N. Clark Street

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed accessory off-site parking lot for 3 additional parking spaces to serve the tavern at 3664 N. Clark Street.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an accessory off-site parking lot for 3 additional parking spaces to serve the tavern at 3664 N. Clark Street; 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 surrounding neighborhood; 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 Zoning and Land Use Planning recommends approval of the proposed off-site parking, provided the parking spaces for Bernie's Tavern are clearly striped and indicate they are for its sole use.

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

APPROVED AS TO SUBSTANCE  
  
 GMA

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

**APPLICANT:** South Central Bank **CAL NO.:** 141-10-S  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1959 W. Grand Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed financial institution with a drive through facility.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

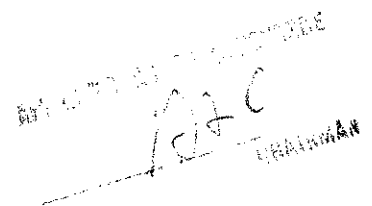
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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 financial institution with a drive through facility; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and in character with the neighborhood; 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 Zoning and Land Use Planning recommends approval of the proposed drive-through facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Mayes Architects, dated April 5, 2010, and provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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


 A handwritten signature, possibly 'JAC', is written over a rectangular stamp. The stamp contains the text 'MINUTES OF MEETING' at the top and 'TRAINMAN' at the bottom.

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

**APPLICANT:** South Central Bank **CAL NO.:** 142-10-Z  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1959 W. Grand Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed financial institution with a drive-through facility. The required yard abutting an RT-4 zoning district shall be zero instead of 11.22'

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this location ( 141-10-S) to permit the establishment of a financial institution with a drive through facility; the applicant is also permitted to reduce the required yard abutting an RT-4 zoning district to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
 [Signature]  
 CHAIRMAN

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

**APPLICANT:** Darrell Jackson **CAL NO.:** 143-10-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 343 E. 47th Street

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop at this location; 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 surrounding neighborhood; 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 Zoning and Land Use Planning recommends approval of the proposed barber shop.

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Magdalena Wrobel **CAL NO.:** 144-10-Z  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3404 S. Aberdeen

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed second floor addition and first floor open porch whose front yard shall be zero instead of 19.95', the combined side yards shall be 4'-4" ( 1'-4" on the north and 3' on the south) for an existing 2 dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 second floor addition and first floor open porch whose front yard shall be zero, the combined side yards shall be 4'-4" (1'-4" on the north and 3' on the south) for an existing 2 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
 \_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** Agudath Israel of West Rogers Park **CAL NO.:** 145-10-S  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6758 N. California

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed religious assembly use in a two story building.

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

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

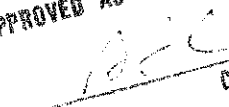
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious assembly in use in an existing two story building; 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 Zoning and Land Use Planning recommends approval of the proposed religious assembly use.

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:** Agudath Israel of West Rogers Park **CAL NO.:** 146-10-Z  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6758 N. California

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 2 story religious assembly whose south side yard ( abutting an RS-3 district) shall be 1'-7½" instead of 10.64' and whose east side yard shall be 3' and a north side setback of 9'-11".

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 for this location (Cal. No.145-10-S) to permit a religious assembly; the applicant is now permitted to establish a 2 story religious assembly whose south side yard ( abutting an RS-3 district) shall be 1'-7½" instead of 10.64' and whose east side yard shall be 3' and a north side setback of 9'-11"; 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  
*BAC*  
 CHAIRMAN

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

**APPLICANT:** Firefly Salon **CAL NO.:** 147-10-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1227-29 W. Diversey Parkway

**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**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; 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 Zoning and Land Use Planning 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  
 1026  
 [Signature]



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

**APPLICANT:** Rogelio Navarette

**CAL NO.:** 148-10-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 6400 S. California Avenue

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of allow three dwelling units to be established in an RS-3 zoning district. There is no eviden on file which supports the claim for a lawful 3 dwelling unit located within the basement.

**ACTION OF BOARD-**

CASE CONTINUED TO JUNE 18, 2010

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** 545 W. Stratford Condominium Association CAL NO.: 149-10 -Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 545 W. Stratford Place

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed addition of an attached garage whose side yard shall be zero on the west instead of 4.2', the combined side yards shall be 4.2' instead of 12' and the rear yard shall be zero instead of 42'.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 an addition of an attached garage whose side yard shall be zero on the west, the combined side yards shall be 4.2' instead of 12' and the rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** The Peace Corner Youth Center      **CAL NO.:** 150-10-S

**APPEARANCE FOR:** Gregory Miller      **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5022 W. Madison 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 community center.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

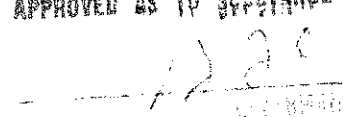
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center at this location; 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; 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 Zoning and Land Use Planning recommends approval of the proposed community center.

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

APPROVED AS TO ACCURACY  


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

**APPLICANT:**

Raul Patino

**CAL NO.:** 151-10-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

5554 S. Sayre

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed north side open stair case whose side yard shall be 2' instead of 5'.

**ACTION OF BOARD-**

CONTINUED TO JULY 16, 2010

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

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

**APPLICANT:** Laura & Sean Rahilly **CAL NO.:** 152-10-Z  
**APPEARANCE FOR:** Kate Duncan **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3942 N. Marshfield

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 2 story single family residence whose north side yard shall be zero instead of 2', the south side yard shall be 2'; the combined side yards shall be 2' instead of 5', the rear yard shall be 25'-3" instead of 35' and there will be no open space in the rear yard due to the rear yard reduction. The north yard reduction will allow a connection from house to the garage.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 2 story single family residence whose north side yard shall be zero, the south side yard shall be 2'; the combined side yards shall be 2', the rear yard shall be 25'-3" and there will be no open space in the rear yard due to the rear yard reduction; 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: Antonio Torres

CAL NO.: 153-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
April 16, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2447 N. Long Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the proposed 4th floor addition whose area shall be increased by not more than 15% of the area of the building which existed before the passage of this ordinance; the north side yard shall be 1' instead of 2'-4", to increase the height to 33' instead of 30'.

ACTION OF BOARD-  
CASE CONTINUED TO JUNE 16, 2010

THE VOTE

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

RECEIVED AS OF 10/20/10  
10/20/10  
CHAIRMAN

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

**APPLICANT:** Verlean Watson **CAL NO.:** 154-10-Z  
**APPEARANCE FOR:** Lewis Powell **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 9523 S. Wentworth Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 1 and 2 story addition to an existing 2 dwelling unit building whose front yard shall be 10.1' instead of 20' and a 3.5' north side yard.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

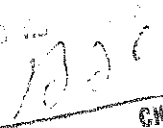
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 1 and 2 story addition to an existing 2 dwelling unit building whose front yard shall be 10.1' and a 3.5' north side yard; 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  
  
 CHAIRMAN

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

**APPLICANT:** Kimberly A. Strauss Trust c/o Levin Ginsburg **CAL NO.:** 155-10-Z

**APPEARANCE FOR:** Bernard Citron **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** Paul Sajovec

**PREMISES AFFECTED:** 1822 W. Barry Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed breezeway (connection from house to the garage) whose rear yard shall be 22' instead of 35'. The principal building is under construction.

**ACTION OF BOARD-**  
**VARIATION DENIED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 appellant stated that he is requesting relief for a breezeway that is need for security for his family and for easier access for his handicapped parents to have easier access to the home from the garage. The applicant stated that it is his opinion that the breezeway would not be out of character with the neighborhood. The architect for the applicant stated that the breezeway has been designed so that the impact on the neighbors would be minimal. The chief of staff for Alderman Waguespack, Paul Sajovec, stated that it is the Alderman's position that the request should be denied. He stated that community groups in his ward are opposed to breezeways and the applicant has not demonstrated the hardship for a breezeway; the Board finds that the request for the variation be denied; the Board finds that the hardship is self-created by the applicant and would not be in character with the surrounding neighborhood; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny the variation.

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN



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

**APPLICANT:** Edward J. S. Lin **CAL NO.:** 156-10-Z

**APPEARANCE FOR:** **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 5458 S. Dorchester

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a rear enclosed porch addition to have a rear yard of 5.9' instead of 23.4', the south side yard shall be 2'-9", to exceed the 1.2 floor area ratio for the porch enclosure only ( 378 square feet) and to reduce the rear yard open space to 77 square feet.

**ACTION OF BOARD-**  
CASE CONTINUED TO JUNE 18, 2010

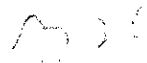
**THE VOTE**

AUG 10 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Ethiopian Community Association of Chicago, Inc. **CAL NO.:** 157-10-S

**APPEARANCE FOR:** Lawrence Lusk **MINUTES OF MEETING:** April 16, 2010

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1730 W. Greenleaf 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 community center.

**ACTION OF BOARD-APPLICATION APPROVED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center at this location; 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; 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 Zoning and Land Use Planning recommends approval of the proposed community center.

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

APPROVED AS TO SUBSTANCE

*B2C*  
\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** SDSFR, LLC **CAL NO.:** 158-10-S  
**APPEARANCE FOR:** Kevin Wolfberg **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3120-32 N. Harlem 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 at an existing restaurant.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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 for an existing restaurant at this location; 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; 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 Zoning and Land Use Planning recommends approval of the proposed drive-through facility, provided: it is constructed consistent with the layout and design represented on the site plan prepared by Kenneth Youhn, dated April 13, 2010; an alley-access ordinance is approved for the site prior to the issuance of a building permit; and that landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE



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

**APPLICANT:** Public Building Commission of Chicago **CAL NO.:** 159-10-Z

**APPEARANCE FOR:** Meg George **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2402 N. Washtenaw / 2700 W. Fullerton

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed park, play courts and field house whose rear yard shall be 5'-5" instead of 30' and the west side (facing Washtenaw) shall be 10' instead of 30'.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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 park, play courts and field house at this location, whose rear yard shall be 5'-5" and the west side (facing Washtenaw) shall be 10'; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*

CHAIRMAN

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

**APPLICANT:** Julissa Torres\* **CAL NO.:** 160-10-S  
**APPEARANCE FOR:** Yvonne Probst **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6103 W. Addison

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop at this location; 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; 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 Zoning and Land Use Planning recommends approval of the proposed barber shop.

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

**APPROVED AS TO SUBSTANCE**

*[Handwritten signature]*

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

**APPLICANT:** David E. Billups **CAL NO.:** 161-10-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 9121 S. Luella Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed car port whose south side yard shall be zero instead of 4' and the combined side yards shall be 4.10' instead of 12.6'.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 car port whose south side yard shall be zero; and the combined side yards shall be 4.10'; 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:** Gerardo Soto **CAL NO.:** 162-10-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5028 S. Fairfield Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed open stair whose front yard shall be 1' instead of 20'.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 10 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 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 an open stair case whose front yard shall be 1' instead of 20'; the applicant stated that the existing stair case is very steep and would like to replace the stairs with a design that promotes greater safety; 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:** Great Lakes Trust Company ATUT # 1102 CAL NO.: 163-10-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4244-46 S. Wentworth

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed gas service station and retail sales building whose front yard shall be 1.68' instead of 7.87' and the north side yard shall be zero instead of 9.78'.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas service station and retail sales building whose front yard shall be 1.68' instead of 7.87' and the north side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
\_\_\_\_\_  
CHAIRMAN



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

APPLICANT: Armitage Village Condominium Assoc. CAL NO.: 164-10-A

APPEARANCE FOR: MINUTES OF MEETING:  
April 16, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 448-50 W. Armitage / 2007 N. Cleveland

NATURE OF REQUEST: An appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of a 15 dwelling unit condominium building to apply for a building permit to add 3 prop roof top decks. The property contained two buildings which has subsequently divided the single zoning lot without meeting the bulk requirements of the code.

ACTION OF BOARD-  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** The Menomonee Club **CAL NO.:** 165-10-S  
**APPEARANCE FOR:** Ronald Grais **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 800 W. Buena

**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**

AUG 10 2010

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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; 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; 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 Zoning and Land Use Planning recommends approval of the proposed community center.

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:** Puerto Rican Cultural Center      **CAL NO.:** 166-10-S  
**APPEARANCE FOR:** Brent Denizen      **MINUTES OF MEETING:**  
 April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2739 W. Division

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed green house on the second floor of an existing school.

**ACTION OF BOARD-**  
 APPLICATION APPROVED

**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 29, 2010; 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 green house on the second floor of an existing school; 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; 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 Zoning and Land Use Planning recommends approval of the school expansion

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:** 667 West Diversey LLC

**CAL NO.:** 167-10-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 667 W. Diversey

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 2 story grocery store and required non-accessory parking. The building is to be located on a pedestrian street.

**ACTION OF BOARD-**

CASE CONTINUED TO JUNE 18, 2010


**THE VOTE**

AUG 10 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Yulin Yang **CAL NO.:** 317-09-S  
**APPEARANCE FOR:** Michael Brimstin **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3929 N. Ashland

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

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

**AUG 10 2010**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

**THE VOTE**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

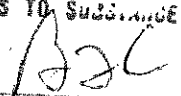
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2009 ; 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; the testimony of the appraiser was that the use would not have a negative impact on surrounding community and is in character with the neighborhood; the applicant shall be permitted the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Devon Financial Services, Inc. **CAL NO.:** 372-09 S

**APPEARANCE FOR:** **MINUTES OF MEETING:**  
April 16, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 22 E. Adams

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


**ACTION OF BOARD**  
CASE CONTINUED TO JULY 16, 2010

**THE VOTE**

AUG 10 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Greg Fizesan **CAL NO.:** 390-09-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
April 16, 2010  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4949 W. Belle Plaine Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the enclosure of porches whose west yard shall be 4.1' and to increase the area by 1,311 square feet which is not more than 15% of the area which existed prior to the adoption of this code.

**ACTION OF BOARD**  
**VARIATION GRANTED**

**THE VOTE**

**AUG 10 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

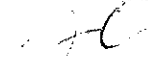
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 2009 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 enclose porches whose west yard shall be 4.1' and to increase the area by 1,311 square feet which is not more than 15% of the area which existed prior to the adoption of this code; 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