

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

APPLICANT:

Joshua Nadolna

CAL NO.: 116-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

1314 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of to increase the height of an existing building from the permitted 50' to 54'-10" for a fifth level stairway enclosure.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

MAY 22 2012

THE VOTE

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

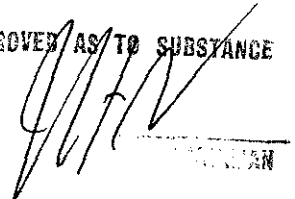
MICHAEL IVERS

LORI HEALEY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Prince Hookah Lounge, Inc.

CAL NO.: 230-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5001 N. Harlem Ave.

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

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

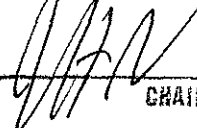
JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MAY 18 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT:

Devon Realty, Inc.

CAL NO.: 231-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

5364 W. Devon Avenue

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Match Race, NFP

CAL NO.: 272-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 673 W. Roscoe Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a private club/lodge.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

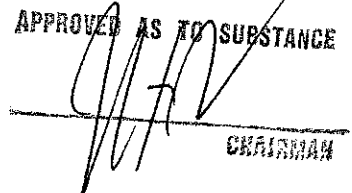
THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Match Race, NFP

CAL NO.: 273-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 673 W. Roscoe Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 10' total combined side yards with neither less than 4' to 7' total with 3'-6" each east and west side yards, and reduce the required 39.92' rear yard setback to 37.33'.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

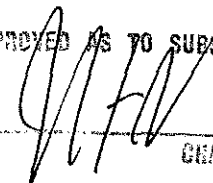
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Daniel Rojas CAL NO.: 285-11-S

APPEARANCE FOR: Same MINUTES OF MEETING: November 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2924 N. Pulaski Road

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAY 22 2012 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE MICHAEL IVERS LORI HEALEY SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show affirmative votes for each member.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

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

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature and the word CHAIRMAN below it.

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

APPLICANT: Thomas C. Harmening

CAL NO.: 311-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1834 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the northside setback from 2' to .6" and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 1'-6" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

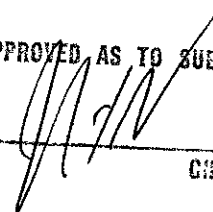
THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Glensaul LLC

CAL NO.: 347-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

7292 W. Devon Avenue/ 6405 N. Avondale Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory 3 lane drive-thru facility to serve a proposed 2 story bank.

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 16, 2011

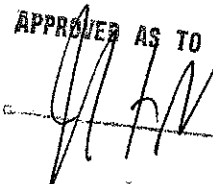
THE VOTE

MAY 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Yan Xue

CAL NO.: 354-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

5785 N. Lincoln Avenue

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

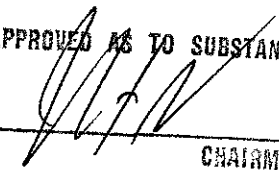
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: New Cingular Wireless PCS LLC

CAL NO.: 361-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 111 E. Chestnut Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of nine proposed wireless communication antennas on an existing building extended above the allowable 75' in height to 100'.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

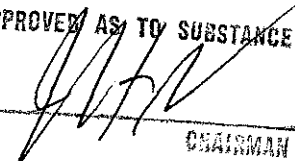
THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New Cingular Wireless PCS LLC

CAL NO.: 362-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 24 E. Congress Parkway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of nine proposed wireless communication antennas on an existing building extended above the allowable 75' in height to 114'.

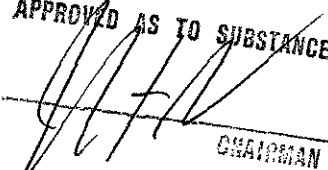
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New Cingular Wireless PCS LLC

CAL NO.: 363-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 227 E. Walton Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of nine proposed wireless communication antennas on an existing building extended above the allowable 75' in height to 145'.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

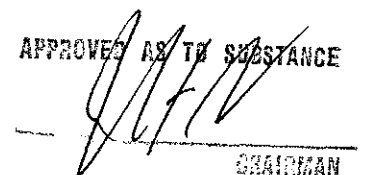
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Arkita S. Jones

CAL NO.: 364-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

2339 W. Howard Street

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

ACTION OF BOARD-

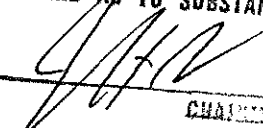
CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Luis Cordero **CAL NO.:** 365-11-S
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
November 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3519 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing hair salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

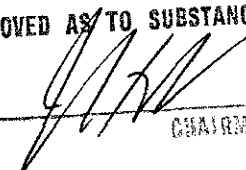
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Blanca P. Robles CAL NO.: 366-11-S

APPEARANCE FOR: MINUTES OF MEETING:

November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1710-12 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an animal care facility.

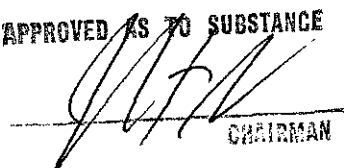
ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Urban Partnership Bank **CAL NO.:** 367-11-S
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
November 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7547-59 N. California Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

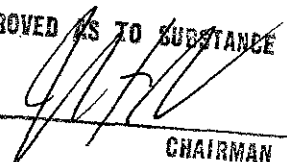
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the existing drive-through facility to serve an existing bank, provided the development is constructed consistent with the exterior building elevations, site plan and the landscape plan dated November 8, 2011 by Techno, Ltd.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Alshore House Inc. **CAL NO.:** 368-11-S
APPEARANCE FOR: Warren Silver **MINUTES OF MEETING:**
November 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2840 W. Foster Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to allow an expansion of an existing nursing home with a one-story addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

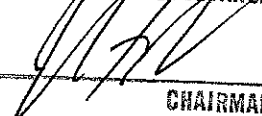
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the expansion of an existing nursing home, provided the development is constructed consistent with the site plan and building elevations dated November 18, 2011 by Architechniques Limited.

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: Mr. Kin On Lau Trustee

CAL NO.: 369-11-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2263 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to allow an expansion of an existing special use to propose a 3rd floor addition to an existing 2 and 3 story church with private elementary school classes located on the 3rd floor.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

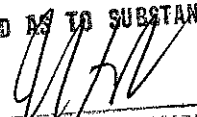
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing special use of a two and three story church with a third floor addition which will have elementary classes located on the 3rd floor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the expansion of an existing church for private elementary classes, provided the development is constructed consistent with the site plan and building elevations dated November 18, 2011 by Onyx Architectural Services, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Elston Center
a series of Howard-Lehigh Holdings LLC

CAL NO.: 370-11-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5360 N. Elston Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a new one-story 4,120 sq.ft. banking facility with four drive-thru lanes.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

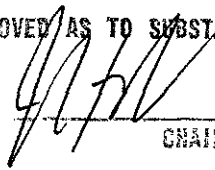
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed bank with four drive through lanes, provided the development is constructed consistent with the exterior building elevations dated August 16, 2011 and with the site and landscape plan dated November 9, 2011 by the Architects Partnership.

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: Nicole and Adam Schumacher **CAL NO.:** 371-11-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
November 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2018 W. Wabansia

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the combined side setback from 4'-8", to 3'-4" to construct a two-story rear addition to a single-family home and a new detached two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAY 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

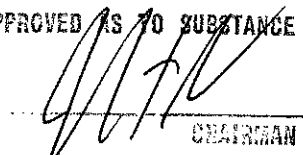
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 3, 2011 and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: JP Morgan Chase Bank,
National Association

CAL NO.: 372-11-S

APPEARANCE FOR: Joseph Gattuso

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5715 N. Broadway Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion from two existing drive through lanes to three drive through lanes to serve an existing bank.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

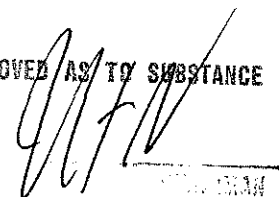
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the existing drive-through facility to serve an existing bank, provided the development is constructed consistent with the site and landscape plan dated November 11, 2011 by The Architects Partnership.

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

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

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

APPLICANT: Delta Real Estate Investments, LLC

CAL NO.: 373-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1847 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to increase the floor area ratio 15% to duplex third floor dwelling unit into an attic within 3-story 3 dwelling unit front building.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Mark Porcaro

CAL NO.: 374-11-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
November 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8355 S. Pulaski Road

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

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

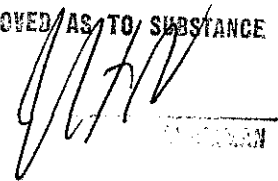
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 3, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that he currently holds a music and dance license; he was informed by the city that a public place of amusement license is now required; the tavern is existing and the Board will permit the applicant to establish a public place of amusement license which shall be located with 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT:

T.M.D. Corporation of Illinois

CAL NO.: 375-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

November 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

515 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 tavern.

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

