

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

APPLICANT: Khadijah John, Duey International, Inc. **CAL NO.:** 239-12-S

APPEARANCE FOR: **MINUTES OF MEETING:**
July 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 219 E. 31st Street

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

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 21, 2012

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHIEF CLERK

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 26 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Richard Ashbeck
APPLICANT

278-12-Z

1219 West Montana Street
PREMISES AFFECTED

October 19, 2012
MINUTES OF MEETING

John J. Pikarski, Jr.

Donald Shapiro
Robert H. Heitsch
OBJECTORS

APPEARANCE FOR APPLICANT

NATURE OF REQUEST

Application for a variation to exceed the maximum height by not more than 10% to 33'; to exceed the existing floor area by not more than 15% with a 260 square foot addition; to reduce the required west side yard setback from 2.4' to .87' for a 4th floor dormer addition and reduce the total side yard combination from 6' with neither less than 2.4'to

5.2' for a proposed rear open porch enclosure to an existing four-story three dwelling unit building.

ACTION OF BOARD

THE VOTE

The application for a variation to exceed the maximum height by not more than 10% to 33'; to exceed the existing floor area by not more than 15% with a 260 square foot addition; to reduce the required west side yard setback from 2.4' to .87' for a 4th floor dormer addition and reduce the total side yard combination from 6' with neither less than 2.4' to 5.2' for a proposed rear open porch enclosure to an existing

AFFIRMATIVE NEGATIVE ABSENT

Jonathan Swain,
Chair
Sam Toia
Lynette Santiago
Geraldine McCabe-
Miele

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APPROVED AS TO SUBSTANCE

CHAIRMAN

four-story three dwelling unit building

is approved.

THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, Richard Ashbeck ("Applicant") testified in support of his application; he testified that he is the owner of the property at 1219 West Montana Street (the "Subject Property") and he stated that he seeks the variations so that he can complete construction of the fourth floor dormer which was begun and stopped by the City for failure to obtain permits; that he needs the income which the expanded living space will provide should the variations be approved; that a permit was never obtained based on the previously prepared architectural plans however a permit was obtained for roof repair and that he had paid an architect six thousand dollars and an additional thirty thousand dollars for a contractor but that the work was never completed; and

WHEREAS, Mr. Donald Shapiro testified in opposition to the application; he stated that he and his family live in the building to the west of the Subject Property, that he is an architect in Chicago and is very conversant and knowledgeable about the City's Building Code and Zoning Ordinance; that if the variations are allowed the end result will be a four story, three unit wood frame building which is a recognized fire hazard; that the variation that will allow a reduction in the side yard will make the building less than a foot away from his property line; that the Applicant himself created the need for the variation by illegally building out a dormer and constructing a third floor apartment and being caught and stopped by the City prior to its completion requiring the Applicant to petition the Board for the variations; and that the Applicant in violation of the criteria established for the granting of a variation seeks to complete the construction of the dormered third floor which will be a way to make more money out of the property; and that the area is zoned for single family residences and two flats, not four story three flats; and

WHEREAS, Mr. Robert Heitsch testified in opposition to the application; he stated that he lives across the street from the Subject Property; further, he stated that the variations will allow a fourth floor attic rental apartment for a total of three units with over 5,800 sq. ft. with attic and basement resulting in a 32% increase over current zoning; and that the less than one foot setback from the property line of a three unit four story wood frame construction building with a less than adequate fire rating; and

WHEREAS, Mrs. Alison Gershon testified in opposition to the application; she stated that almost all of the neighbors on the block were in opposition to the Application and she read from a letter from another neighbor, Reed Webster, who is the neighbor to the east of the Subject Property and who pointed out that the proposed building addition in the form of a dormer will allow a direct view into his own second floor through his roof skylights; and

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to approve a variation application must be based solely on the approval criteria enumerated in Section 17-13-1107-A through C of the Chicago Zoning Ordinance, and the Board being fully advised in the premises, hereby makes the following findings with reference to the Applicant's application for a Variation:

- 1) strict compliance with the regulations and standards of the 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 condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

This is a final decision subject to review under the Administrative Review Law (735 ILCS 5/3).

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

APPLICANT: LVL Enterprise Corp.

CAL NO.: 283-12-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2135 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 beauty/nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

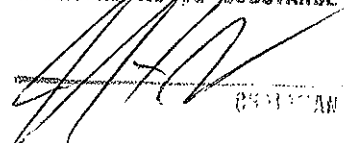
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

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

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

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: Cash America, Inc. of Illinois
d/b/a Cash America Jewelry and Loan of Chicago

CAL NO.: 303-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 7900 S. Western Avenue

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

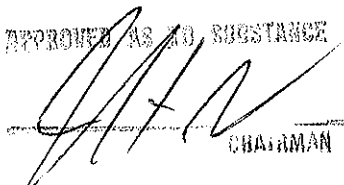
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Prologue, Inc. and Illinois not-for-profit

CAL NO.: 304-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3232 S. M.L. King Drive

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of school (12 classrooms) within an existing two-story building converted from a funeral home.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 21, 2012

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: Behrooz Moradi

CAL NO.: 305-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 148 W. 43rd Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an outdoor paint ball venue located in a light industry district.

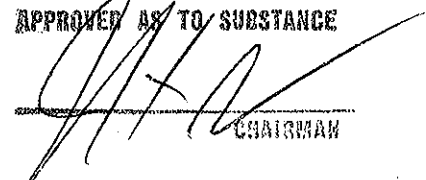
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Takada Dixon-Epps

CAL NO.: 322-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 29 E. 59th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

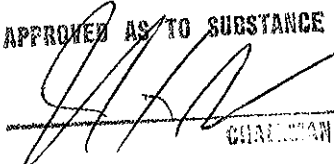
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 6, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: James Chambers DBA Cory's Barber Shop **CAL NO.:** 326-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 7122 S. Ashland Avenue

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.

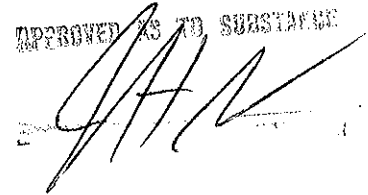
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: The Northside Community Church CAL NO.: 331-12-S

APPEARANCE FOR: Lawrence Lusk MINUTES OF MEETING: October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7335-41 N. Western Avenue

NATURE OF REQUEST: Application for a under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 70-seat religious assembly within an existing one-story building.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 56- seat religious assembly; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed religious assembly, provided it is constructed consistent with the floor plan dated September 27, 2012 and the site plan dated September 26, 2012 by OKW Architects.

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

Handwritten signature and date stamp.

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

APPLICANT:

Eric Kozlowski

CAL NO.: 350-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

1253 W. Wrightwood Avene

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required west side yard setback from 2' to 1.17' (East side yard setback at 2.5') and reduce the required combined side yard setback from 5' to 3.67' for a purposed three-story single-family residence an attached one- car garage.

ACTION OF BOARD-

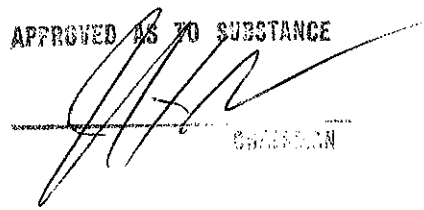
CASE CONTINUED TO NOVEMBER 16, 2012

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHIEF CLERK

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

APPLICANT: Laura Holtz CAL NO.: 351-12-Z

APPEARANCE FOR: James Banks MINUTES OF MEETING: October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2068 N. Leavitt Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 12' to zero, reduce the north side yard setback from 3.84' to zero, reduce the total side yard combination from 9.6' to 3.83', reduce the rear yard setback from 28' to 24.67' and increase the existing floor area ratio of 6,791.28 square feet by no more than 15% (6, 832 square feet) to de-convert an existing two dwelling unit building to a single-family residence.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

AUG 20 2013

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LYNETTE SANTIAGO SAM TOIA

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to to reduce the required front yard setback to zero, reduce the north side yard setback to zero, reduce the total side yard combination to 3.83', reduce the rear yard setback to 24.67' and increase the existing floor area ratio of 6,791.28 square feet by no more than 15% (6,832 square feet) to de-convert an existing two dwelling unit building to a single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: U-Haul Co. of Illinois, Inc. CAL NO.: 352-12-S
APPEARANCE FOR: Sylvia Michas MINUTES OF MEETING: October 19, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4100 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public parking garage license within a four-story public storage facility located in a M1-1 zoning district.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed non-accessory parking garage, provided the development is constructed consistent with the site plan dated February 10, 2012 by AC Alexander Engineers Architects, Ltd.

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over a line, with the word CHAIRMAN printed below.

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

APPLICANT: Anthony L. Wojewocki

CAL NO.: 353-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3240 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 liquor store.

ACTION OF BOARD-
APPLICATION DENIED (FAILED TO RECEIVE THREE AFFIRMATIVE VOTES)

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

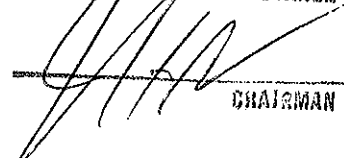
JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
	X	

THE RESOLUTION:

RESOLVED, that the aforesaid special use request be denied. The applicant has failed to receive three affirmative votes which is necessary to approve a special use application(§ 17-13-0907).

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chexapad, LLC

CAL NO.: 354-12-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2821 N. Avers Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 36.75' to 19.7' for a purposed rear one story addition with an open deck to an existing single-family residence to be converted into a two-dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 17 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

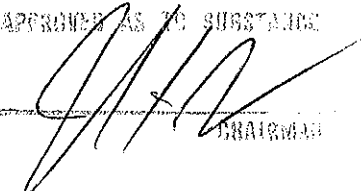
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard setback to 19.7' for a purposed rear one story addition with an open deck to an existing single-family residence to be converted into a two-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alfredo Centeno **CAL NO.:** 355-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 19, 2012
APPEARANCE AGAINST: Arthur J. Gray
PREMISES AFFECTED: 532 W. 45th Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 20' to 6.83', reduce the east side yard to 1.0' , reduce the required west side yard setback from 2' to .50' and reduce the required combined side yard setback from 5' to 1.50' for a purposed front one-story open porch to an existing 2 story 4 dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

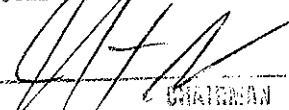
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant Alfredo Centeno testified that he is trying to bring his porch into compliance after he was cited for code violations; he testified he needs to re-build the porch so that he is in compliance with the code; the objector Mr. Gray testified that the applicant has started many projects on his property that he has not completed and that some of his projects have been constructed on his property; his objection is that he wants to be assured that the applicant will not build on his property; the Board will permit the applicant to reduce the required front yard setback to 6.83', reduce the east side yard to 1.0' , reduce the required west side yard setback from 2' to .50' and reduce the required combined side yard setback to 1.50' for a front one-story open porch to an existing 2 story 4 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: Henryk Pabijanski **CAL NO.:** 356-12-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
October 19, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4953-55 S. Kildare Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total required side yard combination from 6' to 4.7' (1.87' south side yard setback and north side setback of 2.83') on the existing zoning lot (4953 S. Kildare) with an existing two-story single-family residence building to remain on lot, subdivision of lot into two separate zoning lots measuring 30 x 125.88 each for a proposed two-story two dwelling unit building to be built on lot located at 4955 S. Kildare.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

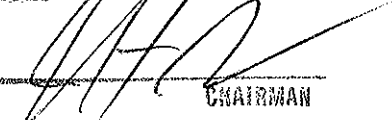
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the total required side yard combination to 4.7' (1.87' south side yard setback and north side setback of 2.83') on the existing zoning lot (4953 S. Kildare) with an existing two-story single-family residence building to remain on lot, subdivision of lot into two separate zoning lots measuring 30 x 125.88 each for a proposed two-story two dwelling unit building to be built on lot located at 4955 S. Kildare; 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:

Jatin Patel

CAL NO.: 357-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

6701 S. Sangamon

NATURE OF REQUEST: Application for a variation to reduce the required total required side yard combination from 5.84', with neither less than 2.33', to zero for a proposed open three-story porch on the south elevation and the replacement of a rear open three-story porch to an existing three-story residential building.

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 21, 2012

THE VOTE

AUG 20 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Stephanie Weiner **CAL NO.:** 358-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 19, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2315 S. Leavitt Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an artist live/work space in a one-story one-dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

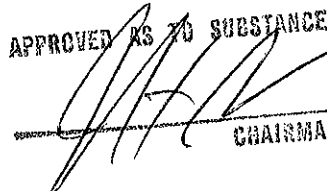
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed live/work space, provided the development is constructed consistent with the floor plan dated August 19, 2012 by DMA 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: Ignatia House c/o Irma Moench

CAL NO.: 359-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3052 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to convert an existing mix-use building to a transitional residence with a proposed front second-story addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed transitional residence, provided the development is constructed consistent with the floor/ site plans and building elevations dated June 2, 2012 by McBride Kelly Baurer.

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: Thanh Tran CAL NO.: 360-12-S
APPEARANCE FOR: Same MINUTES OF MEETING: October 19, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3026 N. Milwaukee Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Bianca C Ortega d/b/a Girasoles

CAL NO.: 361-12-S

APPEARANCE FOR: David Dziuro

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3501 N. Cicero Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

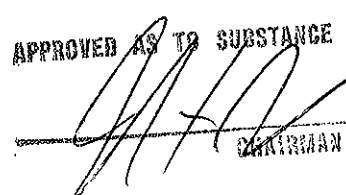
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed 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: Riviera Hair Salon LLC **CAL NO.:** 362-12-S
APPEARANCE FOR: John Fritchey **MINUTES OF MEETING:**
October 19, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6001-03 W. Diversey Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

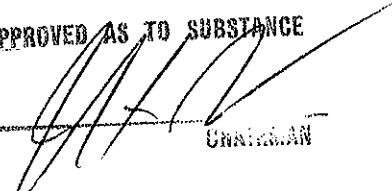
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Sonia Dua d/b/a Sonia Salon **CAL NO.:** 363-12-S

APPEARANCE FOR: Same **MINUTES OF MEETING:** October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1425 W. Morse Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT:

Magnolia Nail Salon, Inc.

CAL NO.: 364-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

1906 N. Halsted Street

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN

GIGI McCABE-MIELE

LYNETTE SANTIAGO

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CITY OF CHICAGO

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

APPLICANT: Taday Nails & Spa **CAL NO.:** 365-12-S

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4357 S. Cottage Grove Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

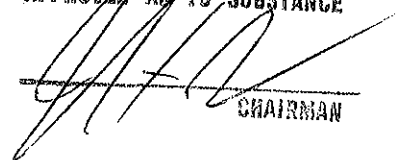
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Brigid Pasulka & William Coffey

CAL NO.: 366-12-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2720 West Windsor Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate one parking space to zero for an existing single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

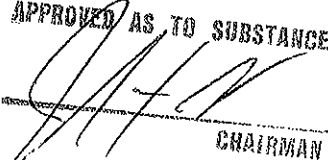
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jorge and Anita Alvarez

CAL NO.: 367-12-Z

APPEARANCE FOR: Carol Stubblefield

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3010 S. Albany

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north side yard setback from 2' to .6' (south side yard setback at 3'), reduce the required combined side yard setback from 5' to 3.6' for a purposed three-story two-dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

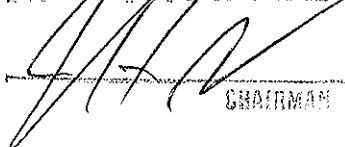
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required north side yard setback .6' (south side yard setback at 3'), reduce the required combined side yard setback to 3.6' for a purposed three-story two-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Sean and Jennifer O'Scannlain **CAL NO.:** 368-12-Z
APPEARANCE FOR: Joseph Gatusso **MINUTES OF MEETING:**
 October 19, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4401 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 46.17' to 24.25' for a purposed two-story single-family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 20 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

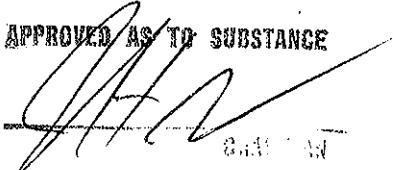
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard setback to 24.25' for a purposed two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 JONATHAN SWAIN

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

APPLICANT: Keith & Vincent Williams

CAL NO.: 369-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 301-309 S. Springfield Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 21, 2012

THE VOTE

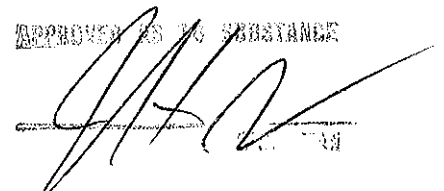
AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Apostolic Faith Church

CAL NO.: 370-12-S

APPEARANCE FOR: Timothy Hinchman

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3810-3846 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of a non accessory off-site parking lot to 162 spaces to serve a religious assembly located at 3823 S. Indiana Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

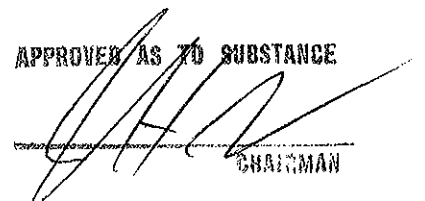
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing non accessory off-site parking lot to 162 spaces to serve a religious assembly located at 3823 S. Indiana Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the 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 expanded parking lot, provided the development is constructed consistent with the site plan dated October 19, 2012 by HCO Incorporated.

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: Yisroel Gluck/ American Landmark Properties

CAL NO.: 371-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 5800 N. Kimball Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 37.49' to .39', reduce the required front yard setback from 20' to 2.23' for addition and increase the floor area ratio from .65 for a purposed rear west end two-story addition to an existing two-story school.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 16, 2012

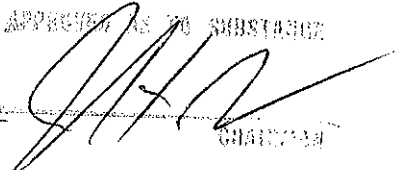
THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lawndale Educational and Regional Network Charter School
APPEARANCE FOR: Rolando Acosta
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3021 W. Carroll Avenue

CAL NO.: 372-12-Z

MINUTES OF MEETING:
October 19, 2012

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 15' to zero, reduce the required west side yard from 14.93' to zero and the west side yard from 14.93 to 5', reduce the required rear yard setback from 44.79' to zero to serve an existing five-story building

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 14 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required front yard setback to zero, reduce the required west side yard to zero and the west side yard to 5', reduce the required rear yard setback to zero to serve an existing five-story 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.

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

APPLICANT: Lawndale Educational and Regional Network Charter School
APPEARANCE FOR: Rolando Acosta
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3000 W. Fulton Blvd.

CAL NO.: 373-12-S

MINUTES OF MEETING:
October 19, 2012

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an off-site parking lot to serve a school located at 3021 W. Carroll Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 14 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

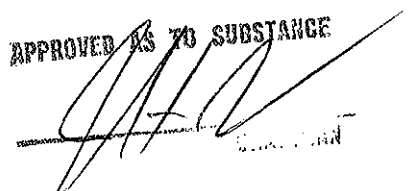
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 4, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot to serve a school which shall be located at 3021 W. Carroll Street; expert testimony was offered that the use would not have a negative impact on the surrounding property and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed parking lot, provided the development is constructed consistent with the site and landscape plan dated October 12, 2012 by Legat Architects.

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: Lawndale Educational and Regional Network Charter School
APPEARANCE FOR: Rolando Acosta
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3000 W. Fulton Blvd.

CAL NO.: 374-12-Z

MINUTES OF MEETING:
October 19, 2012

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required front yard setback from 20' to 7', reduce the required west side yard from 5' to zero, for a purposed off-site accessory parking lot to serve a school located at 3021 W. Carroll Avenue.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 14 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 4, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 373-12-S to permit the establishment of an off-site parking lot which shall serve a school that will be located at 3021 w. Carroll; the applicant shall now be permitted to reduce; 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