

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

APPLICANT: Extra Space Management, Inc.

CAL NO.: 01-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 4222 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to permit the establishment of a 24-space outdoor non-accessory parking lot, with 5 indoor required spaces, to serve an existing residential storage warehouse facility.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

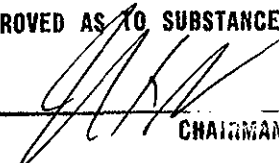
AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: Evelyn J. Bolton **CAL NO.:** 03-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3545 W. Armitage

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 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 January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 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 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: Chicago Bath House, LLC **CAL NO.:** 04-12-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1912-18 W. Division 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 personal service salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 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 January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 personal service salon at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic development recommends approval of the proposed personal service 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: Chicago Bath House, LLC

CAL NO.: 05-12-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1912-18 W. Division Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

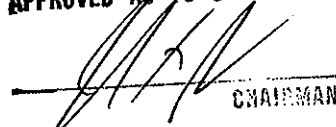
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 massage establishment 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 massage establishment.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Barbara's Salon

CAL NO.: 06-12-S

APPEARANCE FOR: Michael Mazek

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8225 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

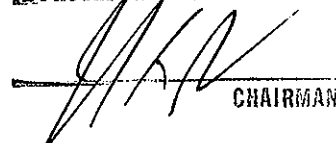
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Icutz Barber Shop, Inc. **CAL NO.:** 07-12-S
APPEARANCE FOR: Jim Carr **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3512 W. 26th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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		X
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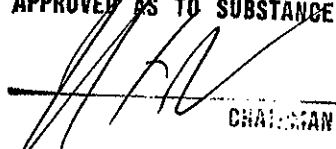
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Tracy P. Stewart **CAL NO.:** 08-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1322 W. 95th Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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		X
X		

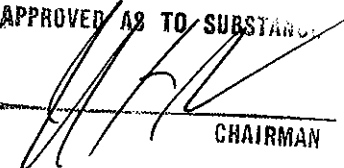
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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; 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: Karl Hjerpe **CAL NO.:** 09-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 20, 2012
PREMISES AFFECTED: 1618 W. Cleveland

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 zero to allow a proposed driveway with a 10' x 20' parking pad located in the front setback for an existing 2-story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

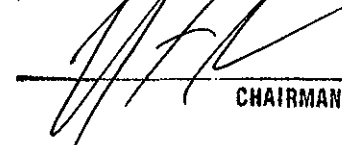
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 2012 and

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 to allow a proposed driveway with a 10' x 20' parking pad located in the front setback for an existing 2-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Sport City Soccer Club Inc. **CAL NO.:** 10-12-S
APPEARANCE FOR: James Stola **MINUTES OF MEETING:**
 January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3057-61 N. Rockwell

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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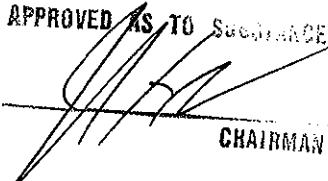
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 sports and recreation participation facility (indoor soccer) at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed sports and recreation participation facility, provided the development is constructed consistent with the site plan dated November 2, 2011 by Red Architects.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Los Angeles Indoor Soccer Stadium Inc.

CAL NO.: 11-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1840 N. Central Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

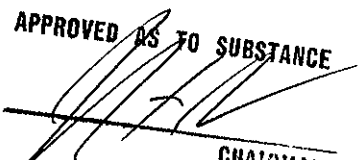
THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Los Angeles Indoor Soccer Stadium Inc. **CAL NO.:** 11-12-S

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

APPEARANCE AGAINST:

PREMISES AFFECTED: 1840 N. Central Avenue

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

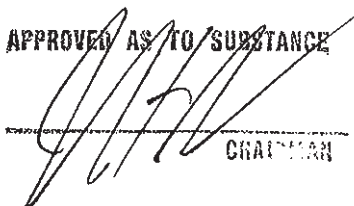
DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: Los Angeles Indoor Soccer Stadium Inc.

CAL NO.: 12-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1840 N. Central Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: Los Angeles Indoor Soccer Stadium Inc. **CAL NO.:** 12-12-Z

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

APPEARANCE AGAINST:

PREMISES AFFECTED: 1840 N. Central Avenue

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

DEC 27 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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		X
X		

APPROVED AS A RESOLUTION

CHAIRMAN

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

APPLICANT: Daniel and Pamela Fowler

CAL NO.: 13-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1124 W. Altgeld Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 15' to 9', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard and to reduce the required rear yard setback from 34.86' to 22.67' for a proposed 3-story single-family residence with an attached two-car garage with a roof deck.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO COMPLIANCE
[Signature]
SECRETARY

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

APPLICANT: Aaron Walach **CAL NO.:** 14-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2915 N. Gresham Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the allowable floor area ratio by no more than 15% to allow a 19.96' x 48.5' third floor dormer addition to a two-dwelling unit building that is being de-converted to a single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

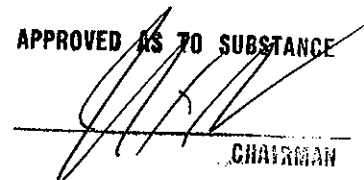
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 2012 and

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 exceed the allowable floor area ratio by no more than 15% to allow a 19.96' x 48.5' third floor dormer addition to a two-dwelling unit building that is being de-converted 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



CHAIRMAN

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

APPLICANT: 1649 Damen, LLC d/b/a "Cesar's Sinful Margaritas" **CAL NO.:** 15-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1649 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 20' 8" x 19' outdoor patio roof deck on the front 2nd floor of an existing building for a proposed 2-story restaurant.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

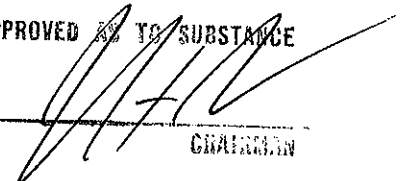
AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED BY TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Robert Sawicki **CAL NO.:** 16-12-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6634 S. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the allowable floor area ratio by no more than 15% and to reduce the total side yard combination setback from 6', with neither less than 2.4', to 5.98' with 3.08' on south side and 2.9' on north side to allow a 7.5' x 5.1' attic dormer addition and to duplex the second floor with attic and first floor apartment with basement.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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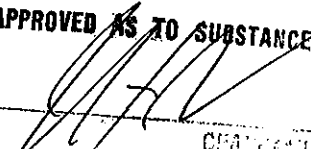
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 exceed the allowable floor area ratio by no more than 15% and to reduce the total side yard combination setback to 5.98' with 3.08' on south side and 2.9' on north side to allow a 7.5' x 5.1' attic dormer addition and to duplex the second floor with attic and first floor apartment with basement; 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: La Casa Norte **CAL NO.:** 17-12-S
APPEARANCE FOR: Danielle Cassel **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3527-3533 W. North Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 5-story community center with 25 dwelling units and 9 ground floor parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

THE RESOLUTION:

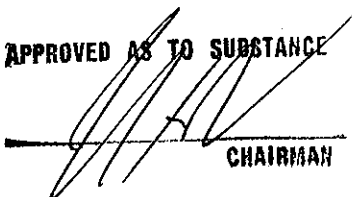
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; and

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 5-story community center with 25 dwelling units and 9 ground floor parking spaces; 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 community center, provided the development is constructed consistent with the site and floor plans dated September 13, 2011 and the building elevations dated January 6, 2012 by Landon Bone Baker Architects.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: La Casa Norte **CAL NO.:** 18-12-Z
APPEARANCE FOR: Danielle Cassel **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3527-3533 W. North Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to zero to allow a 5-story community center with 25 dwelling units and 9 ground floor parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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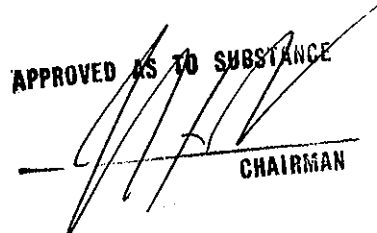
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 to the subject site in Cal. No. 17-12-S to permit a community center with 25 dwelling units and 9 ground floor parking spaces; the applicant shall now be permitted to reduce the required rear yard setback from 30' to zero to allow the 5-story community center with 25 dwelling units and 9 ground floor parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships, for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Ray and Joyce Erickson

APPLICANT

19-12-Z

CALENDAR NUMBER

5808 South Rutherford Avenue

PREMISES AFFECTED

Jan. 20, 2012

MINUTES OF MEETING

Adam Lupes, Law Offices of Adam Lupes

APPEARANCE FOR APPLICANT

NATURE OF REQUEST

Application for a variation to reduce the required front yard setback from 20' to zero and reduce the north side-yard setback to 3' to allow a front one-story open deck and stairs to an existing 1½ -story residential building.

ACTION OF BOARD

THE VOTE

The application for variation is denied.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located in a RS-2 zoning district. The property is currently improved with a 1½ -story residential building. The applicant proposes to remove the existing front staircase with side railings and construct a new one-story open deck. The new staircase will bring the stairs to the Front yard lot line.

APPROVED AS TO SUBSTANCE

CHAIRMAN

TESTIMONY

RAY ERICKSON AND JOYCE ERICKSON, owners of the property appeared in support of the application.

Mr. Erickson testified that they are the owners of the property for 32 years; that they need to repair and replace the front porch as it is unsafe; and that for their enjoyment and usage they would like to expand the size of the front porch.

GERALD MILIGAN Project architect, testified in support of the application.

Mr. Milligan testified that he is a licensed architect in the state of Illinois for 20 years. When marking the photos used as exhibits he noted that another property two doors down had a similar front porch as proposed for applicants' building but is two feet short of the lot line. Mr. Milligan testified that that in his opinion, the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the area.

FINDINGS

Pursuant to Section 17-13-1107 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Variance:

The applicants have failed to establish that they will experience any hardship should the variance not be granted. The proposed porch has been designed for their own "usage and enjoyment." No other evidence was presented describing any hardship. Although citing neighbors also have remodeled front porches and stairways, it was noted that none of the examples cited eliminated the entire front yard setback.

CONCLUSION

As the standards for granting a variation have not been met, the Zoning Board of Appeals hereby denies the requested variation.

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: Kathryn Hanus Chang

CAL NO.: 20-12-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2823 N. Pine Grove Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north and south side yard setbacks from 2' to zero and to reduce the total side setback combination from 4' to zero to allow a 2- story rear addition to an existing single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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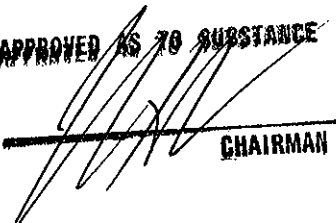
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 and south side yard setbacks from 2' to zero and to reduce the total side setback combination from 4' to zero to allow a 2- story rear addition to an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony Cole Franek **CAL NO.:** 21-12-S
APPEARANCE FOR: Dean Maragos **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5604 W. Belmont Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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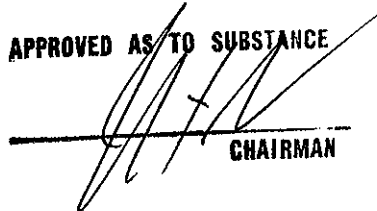
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 pawn 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 pawn shop.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: South Loop Church

CAL NO.: 22-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1455 S. Michigan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 74-seat religious assembly facility located on the first floor of an existing two-story commercial building.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

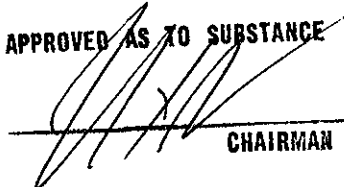
THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: Apostolic Faith Church **CAL NO.:** 23-12-S
APPEARANCE FOR: Timothy Hinchman **MINUTES OF MEETING:**
January 20, 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 establishment of 148-space non-accessory off-site parking lot to serve an existing religious assembly facility located at 3823 S. Indiana Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

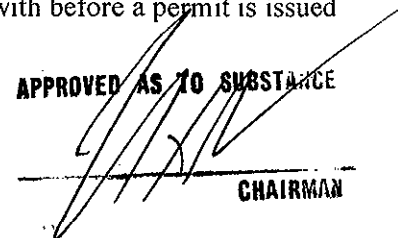
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2012; and

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 148 space non- accessory parking lot to serve an existing religious assembly facility which is 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 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 landscape plan dated October 25, 2011 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: Apostolic Faith Church

CAL NO.: 24-12-S

APPEARANCE FOR: Timothy Hinchman

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3745-3759 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 40-space non-accessory off-site parking lot to serve an existing religious assembly facility located at 3823 S. Indiana Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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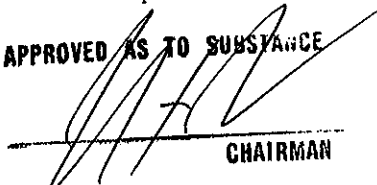
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 40 space non- accessory parking lot to serve an existing religious assembly facility which is 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 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 landscape plan dated October 25, 2011 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: Thomas Dirksen **CAL NO.:** 25-12-Z

APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10650 S. Hamilton

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 17'-7" and to reduce the required west side yard setback from 5' to 1'-9" for a 15' total side yard combination, with neither less than 5', to allow a proposed 2-story single family residence (existing garage to remain on site).

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIBLE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

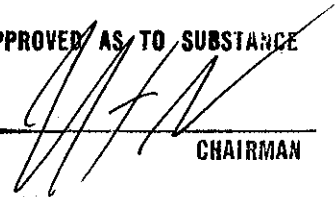
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 2012 and

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 from 20' to 17'-7" and to reduce the required west side yard setback from 5' to 1'-9" for a 15' total side yard combination, with neither less than 5', to allow a proposed 2-story single family residence (existing garage to remain on site); 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: MM& N Development, LLC **CAL NO.:** 26-12-Z
APPEARANCE FOR: James Stola **MINUTES OF MEETING:** January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10634 S. Aberdeen

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 12.58', reduce the total combined side yard combination from 4.8' to 3.3', with neither less than 2', with a .7' south side yard and a 2.6' north side yard and to increase the allowable floor area ratio by not more than 10% to allow a proposed 1-story 7.5' x 2.92' front addition, a 18.9' x 20.7' rear two-story addition and a 20.7' x 33.2' 2nd floor front addition and a front open entry stair to an existing 1-story single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 21 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 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 January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 12.58', reduce the total combined side yard combination from to 3.3', with a .7' south side yard and a 2.6' north side yard and to increase the allowable floor area ratio by not more than 10% to allow a proposed 1-story front addition, a rear two-story addition and a 2nd floor front addition and a front open entry stair to an existing 1-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Westford Development LLC

CAL NO.: 27-12-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2221 W. Cullom Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the average required 86.91' to 12' to allow a proposed 2-story single family residence with a front porch and a detached 2-car garage with a roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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 January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 front setback from the average required 86.91' to 12' to allow a proposed 2-story single family residence with a front porch and a detached 2-car garage with a roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony J. Saliba

CAL NO.: 28-12-Z

APPEARANCE FOR: Terry Diamond

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1935-37 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required total side yard combination from 9.1' to zero to allow a 3' x 14.8' 3rd floor addition to combine two buildings, 1935 N. Mohawk and 1937 N. Mohawk, into one building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

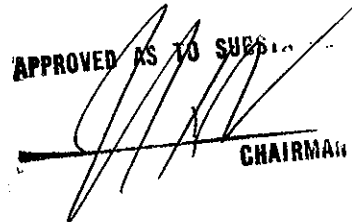
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 total side yard combination to zero to allow a 3rd floor addition to combine two buildings, 1935 N. Mohawk and 1937 N. Mohawk, into one 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 SUBS...

CHAIRMAN

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

APPLICANT: Deborah Chiu & David Pierson **CAL NO.:** 29-12-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2048 W. Superior Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north front setback on West Lee Place from 20' to 4", reduce the east side setback from 2' to 9" (west side setback to be 3'), reduce the total side setback combination from 4.8' to 3'-9" and reduce the unobstructed open space on a through lot from 5' to 3' on west side setback and 9' on east side setback to allow a proposed 2-story single-family residence with a front attached 2-car garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

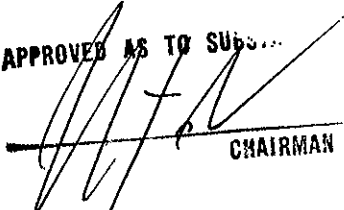
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 5, 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 front setback on West Lee Place to 4", reduce the east side setback to 9" (west side setback to be 3'), reduce the total side setback combination to 3'-9" and reduce the unobstructed open space on a through lot from to 3' on west side setback and 9' on east side setback to allow a proposed 2-story single-family residence with a front attached 2-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 SUBS...

 CHAIRMAN

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

APPLICANT: 28 East Bellevue, LLC

CAL NO.: 30-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 28 E. Bellevue, Garden Unit

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

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

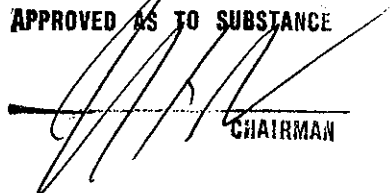
THE VOTE

AUG 21 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: 28 East Bellevue, LLC

CAL NO.: 31-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 28 E. Bellevue, Unit 1A

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

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

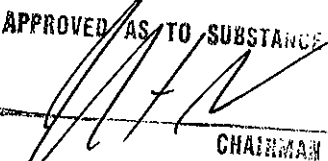
THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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:

28 East Bellevue, LLC

CAL NO.: 32-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

28 E. Bellevue, Unit 1B

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

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: 28 East Bellevue, LLC

CAL NO.: 33-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 28 E. Bellevue, Unit 1C

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

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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:

28 East Bellevue, LLC

CAL NO.: 34-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

28 E. Bellevue, Unit 2C

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

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED BY: [Signature]

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

APPLICANT:

28 East Bellevue, LLC

CAL NO.: 35-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

28 E. Bellevue, Unit 3A

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

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 17, 2012

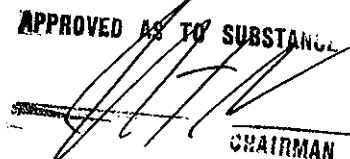
THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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: 28 East Bellevue, LLC **CAL NO.:** 35-12-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 28 E. Bellevue, Unit 3A

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 05 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

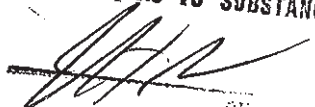
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 vacation rental unit 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 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 vacation rental unit provided the applicant restricts check-in/check-out times to no later than 9:00 P.M. and the applicant post a sign on the exterior building with 24-hour property contact information.

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: Hookah King Inc.

CAL NO.: 36-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 218 W. Division Street

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

ACTION OF BOARD-
CASE CONTINUED TO MARCH 16, 2012

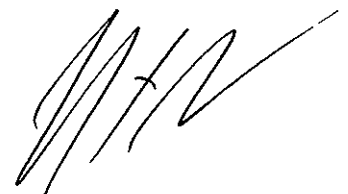
THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		



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

APPLICANT: Joe Dalton **CAL NO.:** 37-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2108 W. Division Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of tavern with package liquor.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AUG 21 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

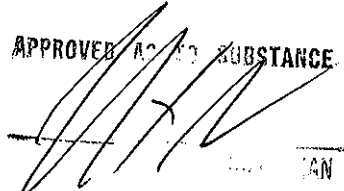
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 tavern with package liquor; 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 tavern with package liquor.

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

APPROVED AS TO SUBSTANCE


 CAN

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

APPLICANT: James Karagianes **CAL NO.:** 38-12-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4620-22 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a tavern with a proposed outdoor patio on the first floor of an existing restaurant within a 2-story mixed-use building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

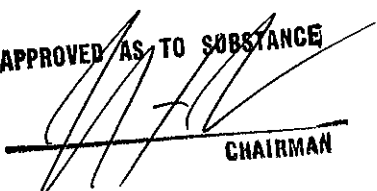
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 tavern with a proposed outdoor patio on the first floor of an existing restaurant within a 2-story mixed-use building the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed tavern with an outdoor patio, provided the development is constructed consistent with site plan and building elevations dated November 23, 2011 by My Home Architects and Engineers.

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



MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Big Pawn Incorporated
APPLICANT

39-12-S
CALENDAR NUMBER

10226 South Indianapolis Avenue
PREMISES AFFECTED

Jan. 20, 2012
MINUTES OF MEETING

Dean T. Maragos, Law Offices of Maragos and Maragos
APPEARANCE FOR APPLICANT

APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for a special use permit for the establishment of a proposed pawn shop.

ACTION OF BOARD

THE VOTE

The application for special use is approved subject to the condition specified in this decision.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located in a C1-1 zoning district. The property is currently a vacant lot. The applicant proposes to open a pawn shop in a newly constructed improvement on the property.

TESTIMONY

ALVIN BELL, JR. testified in support of the application.

Mr. Bell testified that that he is one of the owners of Big Pawn Inc.; that Big Pawn has been in operation for 19 years, has 4 locations and has employed as many as 35 people, and that 12-16 people that will be employed at the subject location. Mr. Bell described how Big Pawn does business at its other locations and expects to do business at

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

merchandize from its locations; that the store will offer pawn loans, will not sell guns, will not make payday loans, the applicant will invest over \$350,000.00 in the premises; that the applicant maintains pawnshops throughout the country; and that many security measures are in place to deter theft and fencing of stolen goods in the applicant's pawn shops; and

WHEREAS, Mr. Ed Vers testified in support of the application; Mr. O'Brien stated that he is an appraiser and his credentials as an expert were acknowledged by the Board; he stated that he examined the area for his analysis and ranged over a mile in each direction from the subject property assessing the number and types of businesses, counting the vacant storefronts and that there currently exists some thirty-two vacant storefronts in the surrounding area; he further stated that it is his opinion that the granting of the special use and the resultant pawn shop will have no adverse effect on the surrounding community as the large number of vacant storefronts are a drag on the local economy and that additional businesses such as the pawn shop result in more sales and real estate taxes being generated; and

WHEREAS, Mr. Steve Lennet testified in support of the application; his credentials as an expert urban planner were acknowledged by the Board; his report was submitted and accepted by the Board and he testified to certain pertinent highlights: that currently a building improved with a single story building; The applicant proposes to open a pawn shop after renovating the building; that the building and the use complies with all applicable standards of the Zoning Ordinance; that utilizing the storefront is in the interest of the public convenience and such use as a pawnshop will not have a significant adverse impact on the general welfare of the neighborhood or community; that the existing building exterior is not being altered and that exterior is already compatible with the character of the surrounding area in terms of site planning and building scale and project design; that the project 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 as the entrance is not being altered there will be no ill effect on pedestrian safety and comfort; and

WHEREAS, Dr. George Frain testified in opposition to the application; he stated that he owns a dental practice near the subject property that he does not want a pawn shop close to his business; this type of business will detract from development in the neighborhood; and

WHEREAS, the staff report of the Zoning division of the Department of Housing and Economic Development recommended disapproval of the application; therefore,

Pursuant to Section 17-13-905 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Special use Permit:

1. the application complies with all standards of the Zoning Ordinance;

2. the application is in the interest of the public convenience and will not have an adverse affect on the general welfare of the neighborhood in that the general concerns of the objectors that the pawn shop business which will result upon granting of the Special Use will not be sustainable (in that another pawn shop is located a few blocks west of the subject property) is not substantiated by the evidence presented to the board;
3. as characteristics of the special use such as the building's entrance already exists and will not be altered it is compatible with the character of the surrounding neighborhood in terms of building scale and project design;
4. as the building exists and will not be changed in its dimensions, and as the plan for the pawn shop's operation is reasonable, the proposed use is compatible with the character of the surrounding area in terms of operation, lighting and noise;
5. the proposed project is designed to promote pedestrian traffic; no testimony was presented contraverting the expert testimony in support of the application.

As the standards for granting a special use have been met, the Zoning Board of Appeals hereby approves the requested special use application.

RESOLVED, the Board finds that the applicant has proved a prime facie case by testimony and evidence covering the six specific criteria of Section 17-13-905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application be and it hereby is approved and the Zoning Administrator is authorized to permit said special use.

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:

Aspira Inc. of Illinois

CAL NO.: 40-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2985-95 N. Milwaukee Avenue/3018-32 N. Central Park Ave./ 3009-15 N. Monticello Ave.

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed high school with an on-site parking lot.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
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:

Aspira Inc. of Illinois

CAL NO.: 41-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

3017-25 N. Monticello Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 24-space off-site accessory parking lot to serve a proposed high school located at 2985-95 N. Milwaukee Ave.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 17, 2012

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Toan Nguyen **CAL NO.:** 376-11-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 350 E. 87th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

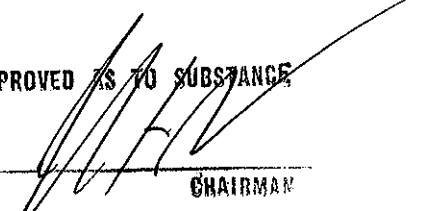
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of 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: Rick Alaimo **CAL NO.:** 388-11-Z
APPEARANCE FOR: Tom Magwrian **MINUTES OF MEETING:**
January 20, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5113 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north and south side yard setback from 3.92' to zero, and the combined side yard setback from 9.8' to zero to allow four 8'x18' parking spaces instead of the required eight parking spaces to convert a six-dwelling unit building to eight dwelling units.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

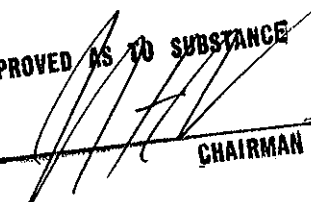
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 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 required north and south side yard setback from 3.92' to zero, and the combined side yard setback from 9.8' to zero to allow four 8'x18' parking spaces instead of the required eight parking spaces to convert a six-dwelling unit building to eight dwelling units; 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: 5555 W. Irving Park LLC/ Irving Park Fitness LLC

CAL NO.: 395-11-S

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
January 20, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5441-5459 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required off-site parking lot with 60 spaces to serve a proposed health club located at 5515 W. Irving Park Rd.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

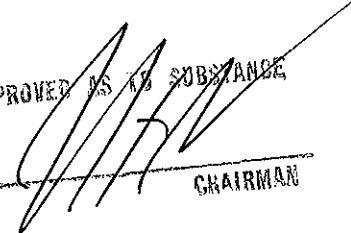
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a required off-site parking lot with 60 spaces to serve a proposed health club located at 5515 W. Irving Park Road; 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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed off-site parking lot, provided it is constructed consistent with the site and landscape plan dated October 28, 2011 by Daniel Weinbach & Partners Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN