

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

APPLICANT: Extra Space Management, Inc. **CAL NO.:** 01-12-S
APPEARANCE FOR: John Walker **MINUTES OF MEETING:**
 February 17, 2012
APPEARANCE AGAINST: None
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-
 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		

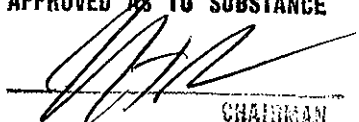
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 24-space outdoor non-accessory parking lot, with 5 indoor required spaces, to serve an existing residential storage warehouse facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board also finds that the applicant shall be prohibited from the storage or parking of boats and recreational vehicles at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Los Angeles Indoor Soccer Stadium Inc.

CAL NO.: 11-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 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 APRIL 20, 2012

THE VOTE

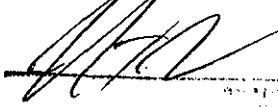
OCT 05 2012

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		

APPROVED AS TO SUBSTANCE



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:**
February 17, 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 APRIL 20, 2012

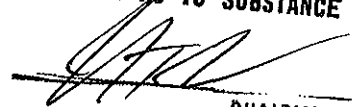
THE VOTE

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		

APPROVED AS TO SUBSTANCE

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:
February 17, 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 MARCH 16, 2012

THE VOTE

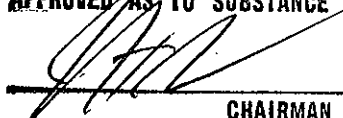
OCT 05 2012

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		

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: John Pikarski **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
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-
APPLICATION APPROVED

THE VOTE

OCT 05 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
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AFFIRMATIVE	NEGATIVE	ABSENT
X		
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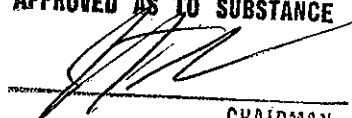
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 seventy-four seat religious assembly on the first floor of an existing two-story commercial building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: 28 East Bellevue, LLC

CAL NO.: 30-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 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 MARCH 16, 2012

THE VOTE

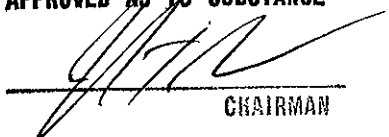
OCT 05 2012

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		

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:
February 17, 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 MARCH 16, 2012

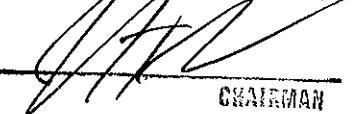
THE VOTE

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		

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:

February 17, 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 MARCH 16, 2012

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		

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:
February 17, 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 MARCH 16, 2012

THE VOTE

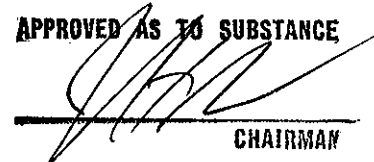
OCT 05 2012

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		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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:

February 17, 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 MARCH 16, 2012

THE VOTE

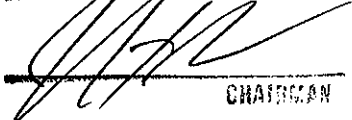
OCT 05 2012

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		

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:

MINUTES OF MEETING:

February 17, 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 MARCH 16, 2012

THE VOTE

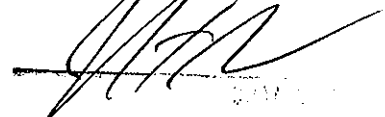
OCT 05 2012

**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		

APPROVED AS TO SUBSTANCE



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:

February 17, 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 MARCH 16, 2012

THE VOTE

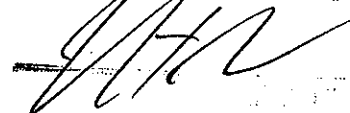
OCT 05 2012

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		

APPROVED AS TO SUBSTANCE



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:
February 17, 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 MARCH 16, 2012

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		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jonathan T. Brija **CAL NO.:** 42-12-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**

February 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1921 W. Irving Park Road

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

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 February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Doris J. Childs **CAL NO.:** 43-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2419 W. Marquette Road

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

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		
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X		

THE RESOLUTION:

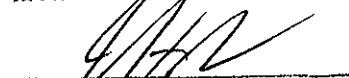
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012 and

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: Jeffrey & Mirushè Worden

CAL NO.: 44-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 6807 W. Higgins Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO MARCH 16, 2012

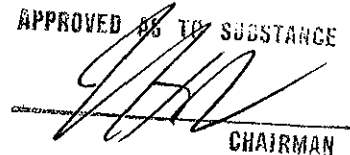
THE VOTE

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		
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X		
		X
X		

APPROVED BY TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cherise Hobson **CAL NO.:** 45-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 643 E. 75TH Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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		
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X		

THE RESOLUTION:

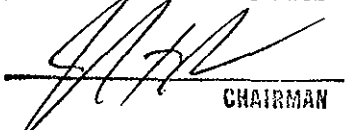
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; and

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: Senade Rizic

CAL NO.: 46-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1110 W. Thorndale Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO MARCH 16, 2012

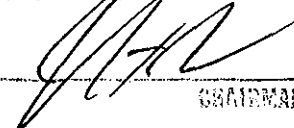
THE VOTE

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		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT:

Clafel, Inc.

CAL NO.: 48-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

3900-06 S. Western Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO APRIL 20, 2012

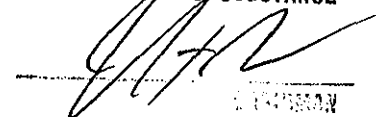
THE VOTE

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		

APPROVED AS TO SUBSTANCE



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

APPLICANT:

A Sharper Image Salon

CAL NO.: 49-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

1805 W. Irving Park Road

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

ACTION OF BOARD-

CASE CONTINUED TO APRIL 20, 2012

THE VOTE

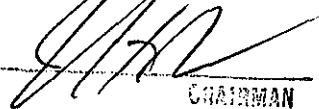
OCT 05 2012

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		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Cash America Inc. Of Illinois
d/b/a Cash America Jewelry & Loan of Chicago
APPEARANCE FOR: Michael Castellino
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4556-58 S. Cicero Avenue

CAL NO.: 50-12-S

MINUTES OF MEETING:
February 17, 2012

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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		

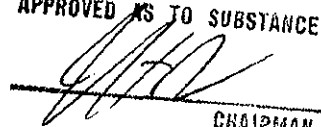
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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, provided the development is constructed consistent with the building elevations and landscape plan dated June 1, 2011. By KMA & Associates, Inc. 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: Jack and Ginger's Dog Care **CAL NO.:** 52-12-S
APPEARANCE FOR: Lester Palmiano **MINUTES OF MEETING:**
 February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2559 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed dog day care facility (shelter / boarding kennel).

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:

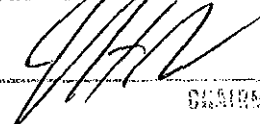
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE


 JONATHAN SWAIN
 CHAIRMAN

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

APPLICANT: Nicholas LaCalamita **CAL NO.:** 53-12-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2124-28 W. Race Avenue

NATURE OF REQUEST: Application for a variation use under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 20' to 7.83', reduce the total side yard combination from 10', with neither less than required 4', to 3'7" on the west side and 25' on the east side and to exceed the allowed building height from the required 30' to 32' 11" to allow a first floor rear addition and a two-story addition with rear open deck to an existing 1½ story single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

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		

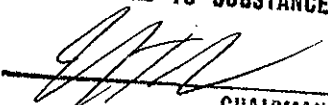
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 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 7.83', reduce the total side yard combination to 3' 7" on the west side and 25' on the east side and to exceed the allowed building height from the required 30' to 32' 11" to allow a first floor rear addition and a two-story addition with rear open deck to an existing 1½ 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: Serbian Eastern Orthodox Church
School Community of St. Simeon Mirotocivi

CAL NO.: 55-12-Z

APPEARANCE FOR: Lee Robertson

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3735-57 E. 114th Street/ 11401-57 S. Avenue H

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

ACTION OF BOARD-
VARIATION GRANTED

OCT 05 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

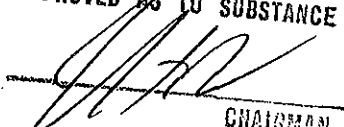
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 2012 and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thomas Lopez **CAL NO.:** 56-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10346 S. Springfield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total side yard combination to 13.17' with the north side setback from 6'-2" to 3-17', and a south side setback of 10', for a proposed detached 2-car garage to an existing single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

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		

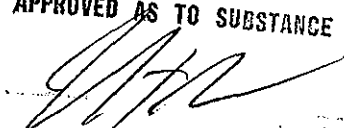
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to to reduce the total side yard combination to 13.17' with the north side setback from 6'-2" to 3.17', and a south side setback of 10', for a proposed detached 2-car garage 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


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

APPLICANT: Yaqin Sorensen **CAL NO.:** 57-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10540 S. Whipple Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the required front yard setback from 20' to 15.33' and reduce the required south side yard from 4' to 3' to allow a proposed 1-story front open deck to an existing single-family residence.

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		

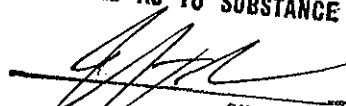
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 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 15.33' and reduce the required south side yard to 3' to allow a proposed 1-story front open deck 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: Najat Kakow CAL NO.: 58-12-Z
APPEARANCE FOR: Ed Grossman MINUTES OF MEETING: February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4054 N. St. Louis Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side yard setback to 2' and the north side yard setback to 3'-6" instead of the required combined 12', to allow a two-story day care center.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

OCT 05 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 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 south side yard setback to 2' and the north side yard setback to 3'-6" instead of the required combined 12', to allow a two-story day care center; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Nigerian Islamic Association, Inc.

CAL NO.: 60-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 8561 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed community center with religious gatherings in an existing 2-story building.

ACTION OF BOARD-
CASE CONTINUED TO MARCH 16, 2012

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		

APPROVED AS TO SUBSTANCE
[Signature]
JANUARY

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

APPLICANT: Nigerian Islamic Association, Inc.

CAL NO.: 61-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 8560 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required accessory off-site parking lot with 96 parking spaces to serve a proposed community center/religious prayer gathering in an existing 2-story building located at 8561 S. South Chicago Avenue.

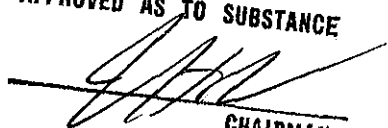
ACTION OF BOARD-
CASE CONTINUED TO MARCH 16, 2012

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		

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 07 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Nodarse Family LLC
APPLICANT

1646 – 1663 North Western Avenue
PREMISES AFFECTED

62-12-S
CALENDAR NUMBER

Feb. 17, 2012
MINUTES OF MEETING

Gary Wigoda
APPEARANCE FOR APPLICANT

NATURE OF REQUEST

Application for a special use to permit the establishment of a one-lane drive-thru facility to serve a proposed one-story restaurant.

ACTION OF BOARD

THE VOTE

The application for special use is approved subject to the conditions 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 RECUSED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located in a C2-2 zoning district. The property is currently a vacant lot. The applicant proposes to open a Dunkin Donut and to rent the other two storefronts in a newly constructed improvement on the property. The Dunkin Donut is relocating from its current location one block north on Western Avenue.

TESTIMONY

AUGUSTINE GOMEZ, project architect, testified in support of the application. He described the site plan and certain features including a drive-thru lane through the parking lot with a one-way lane constituting the exit, a menu board, and drive up window. Site is designed to allow for the "stacking" (vehicles in queue) of 8 vehicles.

APPROVED AS TO SUBSTANCE

GRACE HEN

The site plan was designed to not be disruptive to the area and to promote pedestrian safety. The traffic plan has been approved by the Chicago Department of Transportation.

AMIN ALI, testified in support of the application.

Mr. Ali testified that that he is one of the operators of the Dunkin Donut, the applicant. Mr. Ali is currently operating a Dunkin Donut restaurant one block to the north on Western, as well as two other Dunkin Donut restaurants which have drive thru operations. If the Special Use is not granted the financial hardship will result in operating costs so prohibitive that the project will be canceled.

PAUL WOZNICKI, urban planner, testified in support of the application.

Mr. Woznicki testified that he inspected the property, is familiar with the applicant's business, and that he investigated the history of the site. There are no previous special uses granted at the site. He stated that the applicant meets all the criteria for the granting of a Special Use Permit pursuant to Section 17-13-09-05A of the Chicago Zoning Ordinance in that: it provides a unique convenience and that it will not be a detriment to existing businesses and residential properties, it would not have an adverse impact on the neighborhood, it is compatible with the other buildings in the area in terms of building height and scale, it is compatible with businesses in the area in terms of hours of operation, and, that, with changes he has recommended, it promotes pedestrian traffic and will be beneficial to the health and safety of the community.

The Zoning Administrator's report recommended approval of the application for the Special Use.

Ms CHRISTINA BECK testified in opposition to the application.

Mr. Beck testified that she and her husband own a residence immediately behind and adjacent to the proposed development. Ms Beck identified five issues of concern to her and her neighbors: (1) storm water drainage from the parking lot might have an adverse affect on her property through flooding; (2) noise pollution from the order board; (3) light pollution; (4) safety concerns due to vehicles exiting the lot onto Wabansia Avenue, the street to the north of the lot; (5) traffic potentially increasing due to vehicles using the alley between her residence and the proposed development.

AUGUSTINE GOMEZ, project architect, again testified to address the objector's issues. He testified: (1) that the City of Chicago requires 100% rainwater management by commercial property owners. The lot is designed to have a subterranean water receptacle which will drain onto Western Avenue; (2) adverse noise effects have been anticipated by planting trees, using the existing one-story building to block noise, (as well as headlights addressing one of two light pollution causes), and the orientation of the order board angled in such a way as to bounce noise away from neighboring residences; (3) light pollution is also addressed by having all lights attached to the building rather than on free standing poles, with the lights angled downwards so as to only illuminate the parking lot area; (4) the lot is designed to accept traffic flowing from Western Avenue and then to disgorge vehicles traveling the same direction on Western. In response to inquiries from members of the Board, Mr. Gomez stated that evergreen trees could be planted so as to

absorb more noise all year round and that rather than a simple wooden screen a masonry wall could be built to better absorb noise.

FINDINGS

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; no testimony was presented contravening the expert testimony in support of the application;
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 objector are met by modifications to the site plan that satisfies the Board;
3. the proposed building is compatible with the character of the surrounding neighborhood in terms of building scale and project design;
4. the proposed project 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.

CONCLUSION

As the standards for granting a special use have been met, the Zoning Board of Appeals hereby approves the requested special use application. No testimony was presented contravening the expert testimony in support of the application.

To ensure that the proposed Special Use does not have adverse impact on surrounding property due to noise, pursuant to Zoning Ordinance Section 17-13-900, the Board imposes the following additional conditions of approval. These conditions are intended to mitigate any adverse impacts of the proposed use, and are imposed in the interest of the health, safety, and welfare of residents in the surrounding neighborhood.

- The proposed building site plan specifies that: (1) trees are to be planted in the northeast corner of the parking lot; those trees shall be evergreens so as to absorb noise all year; and, (2) that a fence is to be built in the parking lot to block light and divert noise from neighboring residences; that wall shall be of masonry construction.

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: Khalid Siddiqi **CAL NO.:** 63-12-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1721 S. Paulina Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the replacement of an existing gas station kiosk with a proposed 1-story retail gas station mini-mart (existing gas pumps to remain).

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		

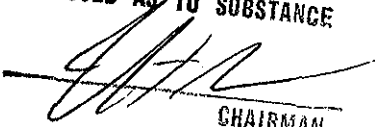
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February ; 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 replace an existing gas station kiosk with a proposed 1-story retail gas station mini-mart (existing gas pumps to remain); expert testimony was offered that the use is existing and that the replacement of the existing kiosk 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 one-story retail gas station mini-mart, provided the development is constructed consistent with the building elevations and site plan dated February 17, 2012 by Vari Architects Ltd.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Paul Williams **CAL NO.:** 66-12-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2252 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 4.8' total side yard combination to 3.59', with neither less than 2', with a .3' west side yard and a 3.29' east side yard for a proposed rear 1-story addition and a rear second floor addition with a rear open second floor balcony to an existing single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

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 February 17, 2012 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 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 3.59' to .3' on the west side yard and 3.29' on the east side yard for a proposed rear 1-story addition and a rear second floor addition with a rear open second floor balcony 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
[Signature]

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

APPLICANT: James Brady and Marianne Brady

CAL NO.: 67-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 6130 N. Legett Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

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		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Toan Bao Truong **CAL NO.:** 68-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4434 W. Fullerton Avenue C

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

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		
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		X
X		

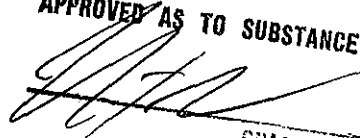
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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; 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: DeCarolly Berdell
d/b/a/ Hair Studio 316 Corporation

APPEARANCE FOR: Same

APPEARANCE AGAINST: None

PREMISES AFFECTED: 316 E. 95th Street

CAL NO.: 69-12-S

MINUTES OF MEETING:
February 17, 2012

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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 February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 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

CITY CLERK

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

APPLICANT: Jennifer San Juan
APPEARANCE FOR: d/b/a Chicago Lashes
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3530 N. Ashland Avenue
CAL NO.: 70-12-S

MINUTES OF MEETING:
 February 17, 2012

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

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		
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X		

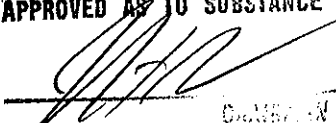
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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

 JONATHAN SWAIN

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

APPLICANT: Lakeshore Outdoor Advertising, Inc **CAL NO.:** 72-12-S
APPEARANCE FOR: Patrick Thompson **MINUTES OF MEETING:**
 February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1830 S. Canal 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 1,500 square foot off-premise advertising sign on the north wall of the subject building. .

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:

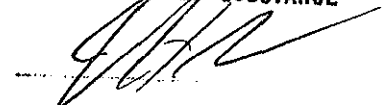
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2012; and

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 1,500 square foot off-premise advertising sign which shall be located on the north wall of 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 off- premise advertising sign.

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:

La Caridad Jewelry Inc.

CAL NO.: 73-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

2826 N. Milwaukee Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO MARCH 16, 2012

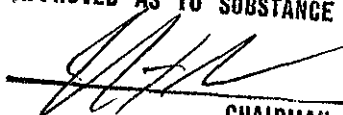
THE VOTE

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		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: La Caridad Jewelry Inc. CAL NO.: 73-12-S.

APPEARANCE FOR: Fernando Grillo MINUTES OF MEETING:

February 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2826 N. Milwaukee Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

OCT 05 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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; 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 pawn shop.

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

APPROVED AS TO SUBSTANCE
[Signature]
GRATZMAN

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

APPLICANT: Mary Perillo **CAL NO.:** 74-12-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2704 W. George Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback to .3" and the south side setback to .6" and reduce the total side setback combination from 4.8' to .9" and to increase the floor area by not more than 15% for a proposed third floor dormer addition to an existing 4-dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

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		
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		X
X		

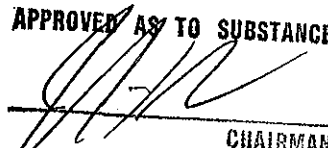
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 2, 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 north side setback to .3" and the south side setback to .6" and reduce the total side setback combination to .9" and to increase the floor area by not more than 15% for a proposed third floor dormer addition to an existing 4-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Sergiy Lischuk

CAL NO.: 75-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2542 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to establish a day labor employment agency on the first floor

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

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		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Dearborn Streets Investors, LLC **CAL NO.:** 76-12-A

APPEARANCE FOR: **MINUTES OF MEETING:**
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 415 N. Dearborn Street

NATURE OF REQUEST: Application for an appeal under Chapter 17 of the Zoning Ordinance from the decision of the office of the Zoning Administrator in refusing to permit a 100 square foot off- premise changing image sign which is prohibited within 100' of any residential building located in a D District.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 20, 2012

THE VOTE

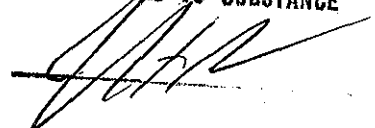
OCT 05 2012

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		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Kimberly Thomas- McDade

CAL NO.: 333-11 -S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 10735 S. Western Avenue

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

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

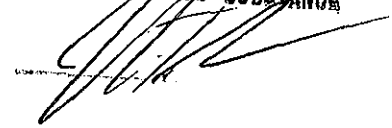
OCT 05 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
LYNETTE SANTIAGO
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: Crossroads Broadway, LLC

CAL NO.: 389-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 6111-6135 N. Broadway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a drive-thru facility to serve a one-story retail drug store (pharmacy).

ACTION OF BOARD-
CASE CONTINUED TO MARCH 16, 2012

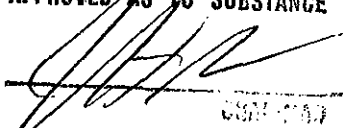
THE VOTE

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		

APPROVED AS TO SUBSTANCE

6/27/12

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

APPLICANT: Outdoor Impact, Inc.

CAL NO.: 401-11-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
February 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2835 N. Clark Street

NATURE OF REQUEST: Application for an Appeal under Chapter 17 of the Zoning Ordinance for an appeal from the decision of the Zoning Administrator in refusing to permit an off-premise advertising which was erected without permits on a pedestrian street and exceeds the permitted amount of square footage for signs.

ACTION OF BOARD-
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

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		

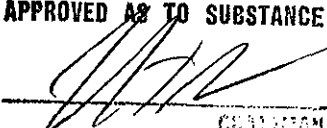
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2012, and

WHEREAS, the district maps show that the premises is located in an B3-3 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant testified that the subject sign was established over seventy-five years ago and feels that the sign is a legal non-conforming sign. The applicant supplied the Board with photos of the subject sign that dated from 1935, 1963 and at those times the sign in question was utilized as an off-premise advertising sign. The appellant also testified that the sign has been in continuous use. The Board finds that the applicant has supplied sufficient evidence that establishes the sign as a legal non-conforming off premise advertising sign. The Appellant shall be permitted to establish an off-premise advertising sign. The appeal is granted and the decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

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

APPLICANT: Che Che Hookah Lounge, Inc. **CAL NO.:** 402-11-S

APPEARANCE FOR: **MINUTES OF MEETING:**
February 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 7055 W. Higgins Road

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

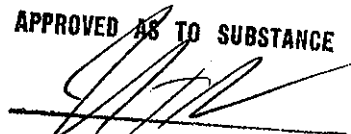
THE VOTE

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		

APPROVED AS TO SUBSTANCE

CHAIRMAN