

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

APPLICANT: GVP Abbot LLC

CAL NO.: 204-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
September 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1952 N. Orchard Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residence.

ACTION OF BOARD-  
CASE CONTINUED TO NOVEMBER 18, 2011

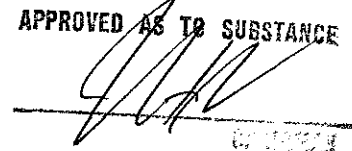
THE VOTE

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
SEP 16 2011

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

**APPLICANT:** Steve Manfreda **CAL NO.:** 225-11-Z  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
 September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1714 N. Nordica Avenue

**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 the required 12' to 4.22', the rear setback from 50' to zero to allow for a proposed 2 story addition to an existing single family residence with a detached garage with second floor living space.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 22 2012  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	
X		

**THE RESOLUTION:**

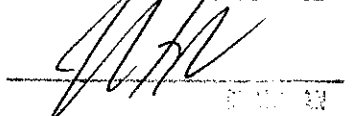
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that he added a second story addition to the rear of his home without a permit; Mr. Manfreda testified that testified that he followed the existing lines of the home and that the garage with the living space above it was simply renovated; expert testimony was offered that the beams in the garage were stamped from the 1960's and that the garage has existed in its current condition for many years; the Board finds that the applicant shall be permitted to legalize the additions that were added to the existing single family residence; the Board will permit the applicant to reduce the required total side yard combination from the required 12' to 4.22', the rear setback from 50' to zero to allow for a proposed 2 story addition to an existing single family residence with a detached garage with second floor living space; 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:** Steve Manfreda

**CAL NO.:** 226-11-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1714 N. Nordica Avenue

**NATURE OF REQUEST:** Application for an appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit a second floor accessory living space above the existing 1- story 3 car garage and to increase the height of an accessory building from 15' to 19'.

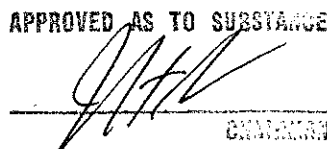
**ACTION OF BOARD-**  
THE APPEAL IS MOOT

**THE VOTE**

MAY 22 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
JONATHAN SWAIN

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

APPLICANT: Prince Hookah Lounge, Inc.

CAL NO.: 230-11-S

APPEARANCE FOR:

MINUTES OF MEETING:  
July 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5001 N. Harlem Ave.

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

ACTION OF BOARD-  
CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

APR 23 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Prince Hookah Lounge, Inc.

**CAL NO.:** 230-11-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 5001 N. Harlem Ave.

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

**ACTION OF BOARD-**  
CASE CONTINUED TO NOVEMBER 18, 2011

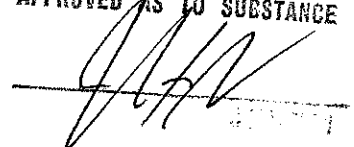
**THE VOTE**

MAY 22 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MAY 18 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  


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

APPLICANT:

Devon Realty, Inc.

CAL NO.: 231-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

5364 W. Devon Avenue

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

ACTION OF BOARD-

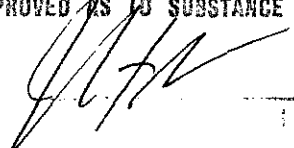
CASE CONTINUED TO NOVEMBER 18, 2011

THE VOTE

MAY 22 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  


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

**APPLICANT:** M Jay Studio, Inc. **CAL NO.:** 254-11-S  
**APPEARANCE FOR:** Roxolana Harasymiw **MINUTES OF MEETING:**  
September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3135 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 a proposed hair salon.

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

**THE VOTE**

MAY 22 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

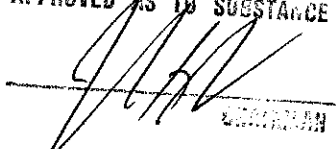
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 hair salon.

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

APPROVED AS TO SUBSTANCE  
  
\_\_\_\_\_  
SECRETARY

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

**APPLICANT:** Gonzalo J. Cervantes/Dream City Tattoos LLC **CAL NO.:** 257-11-S

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2376-78 N. Neva 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 tattoo shop.

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

**THE VOTE**

MAY 22 2012

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

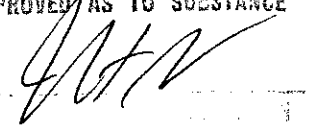
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

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 tattoo parlor at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 tattoo shop.

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:** Ramachandra V. Reddy **CAL NO.:** 265-11-S  
**APPEARANCE FOR:** David Swick **MINUTES OF MEETING:**  
 September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 8650 S. Morgan

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a gas station with an accessory 1-story retail building and 4 gas pumps.

**ACTION OF BOARD-**  
 APPLICATION APPROVED

**THE VOTE**

MAY 22 2012  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

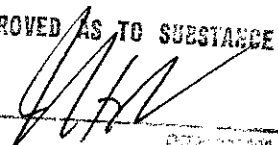
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with an accessory one-story retail building and four gas pumps; 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 gas station provided it is constructed consistent with the site plan dated September 11, 2011 by Grand Designs LLC.

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:

Ramachandra V. Reddy

CAL NO.: 265-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

8650 S. Morgan

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a gas station with an accessory 1-story retail building and 4 gas pumps.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 16, 2011

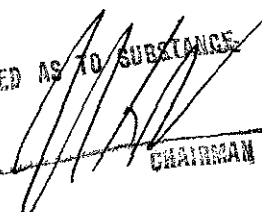
THE VOTE

APR 23 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Yosef Dov Asseo and Margaret Froh Asseo CAL NO.: 301-11-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:  
September 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2621 N. Emmett Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total sideyard setback to 3.62' (3.45' north setback and .2" south setback) and to increase the floor area by 301 square feet to 622 square feet, which is less than the allowed 15% in existing floor area, to allow construction of a rear 4-story open and enclosed porch.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

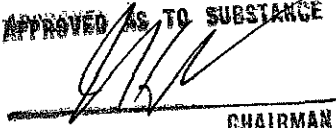
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 testified that he was informed by the City of Chicago that his porch needed to be repaired and brought into compliance with the code; the applicant shall be permitted to reduce the total sideyard setback to 3.62' (3.45' north setback and .2" south setback) and to increase the floor area by 301 square feet to 622 square feet, which is less than the allowed 15% in existing floor area, to allow construction of a rear 4-story open and enclosed porch; 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:** Yosef Dov Asseo and Margaret Froh Asso **CAL NO.:** 302-11-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2621 N. Emmett Street

**NATURE OF REQUEST:** Application for an appeal from the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of 4 dwelling units with 2 parking spaces instead of required 4 parking spaces.

**ACTION OF BOARD-**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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**THE RESOLUTION:**

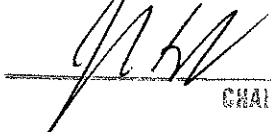
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011; and

WHEREAS, the district maps show that the premises is located in an RT-4 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 in this matter testified that the City would not recognize four existing dwelling units in the building. He testified that he requested water records and there were none available for the location. He submitted past permits and a copy of the Departments web page indicating that there are four units at the location. The architect for the applicant testified that all of the plumbing in the units was symmetrical and in his opinion, the four units were original construction. The Board finds that the appellant has submitted sufficient evidence and testimony and will permit the establishment of four dwelling units with a total of two parking spaces. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Chad Munger and Tracy Lynn Hickman **CAL NO.:** 303-11-S  
**APPEARANCE FOR:** Adam Penkhus **MINUTES OF MEETING:**  
September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2528-2532 N. Willetts Court

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed detached single-family residence on the ground floor to be converted from an existing 1-story warehouse garage building.

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

**THE VOTE**

MAY 22 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

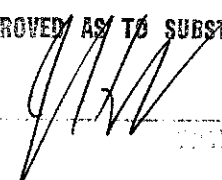
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2011; and

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 in this matter testified that the existing building was previously used as a motor vehicle repair shop; the applicants would like to renovate the existing building into a single family residence; expert testimony was offered that the use would not have a negative impact on the surrounding property and is in character with the neighborhood; further 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 will permit the applicant to establish a residential use on the ground floor of the existing 1-story warehouse garage 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 single-family residence on the ground floor in a C2-2 zoning district.

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

APPROVED AS TO SUBSTANCE

  
\_\_\_\_\_  
JOHN J. MORAN

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

**APPLICANT:** Elegance Salon, Inc.

**CAL NO.:** 304-11-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1049 W. Granville

**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**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

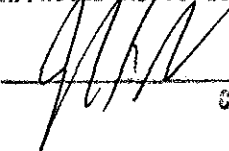
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2011; and

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 beauty salon at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 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:** MM&N Development LLC

**CAL NO.:** 305-11-Z

**APPEARANCE FOR:** James Stola

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6943 S. Prairie Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 20' to 13'-7" and to reduce the north side setback from 2' to 0.44" and reduce the total side setback combination from 5' to 3.38' to allow construction of a 2-story addition and a front open porch to a single-family residential building.

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

**THE VOTE**

MAY 22 2012

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

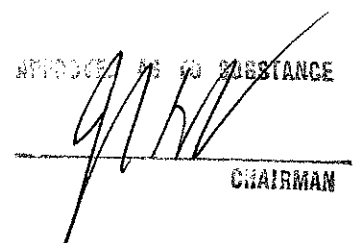
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2011; and

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 front setback to 13'-7" and to reduce the north side setback to 0.44" and reduce the total side setback combination to 3.38' to allow construction of a 2-story addition and a front open porch to a single-family residential 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):

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:** Lacoco Pizza and Pasta, Inc. **CAL NO.:** 306-11-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2011  
**PREMISES AFFECTED:** 3344-3352 W. 47th Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to permit the establishment of a proposed public place of amusement license on the 1st and 2nd floor of an existing tavern which is located within 125' of a residential zoning district.

**ACTION OF BOARD-  
VARIATION GRANTED**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
RECUSED		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 in this matter testified that he has been operating at this location for over twenty years; the applicant shall be permitted to establish a public place of amusement license for an existing tavern which is located within 125' of a residential district; the applicant testified that he has been in business for over twenty years at the location and that the city recently informed him that he would require a public place of amusement license; 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:** Fairview Lofts Condo Assoc. **CAL NO.:** 307-11-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
 September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1012-14 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 15' to 7'-0" and reduce the northwest and west side setbacks from 9.76' to zero to establish a proposed accessory off-street parking lot for a 12-unit residential building (and the division of an improved zoning lot to two zoning lots) and also to reduce the 20' front setback for the required parking spaces from the front property line on a substandard lot depth.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

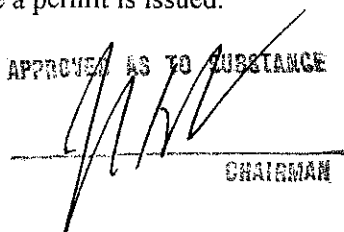
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 applicants testified that currently they park on the street; the applicant shall be permitted to reduce the front setback to 7'-0" and reduce the northwest and west side setbacks to zero to establish a proposed accessory off-street parking lot for a 12-unit residential building (and the division of an improved zoning lot into two zoning lots and also to reduce the 20' front setback for the required parking spaces from the front property line on a substandard lot depth; 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:** 6962 N. Glenwood Corporation  
d/b/a The Glenwood Tap

**CAL NO.:** 309-11-S

**APPEARANCE FOR:** Sean Mulroney

**MINUTES OF MEETING:**  
September 16 , 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6958-6962 N. Glenwood Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

**CITY OF CHICAGO**  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

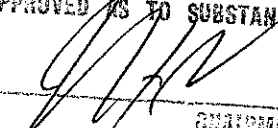
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 would like to expand the existing tavern; 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 criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Willie Wesley **CAL NO.:** 310-11-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 233 E. 79th 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**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

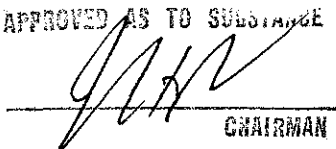
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 beauty salon at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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: Thomas C. Harmening

CAL NO.: 311-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

September 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1834 N. Cleveland Avenue

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

**ACTION OF BOARD-**

CASE CONTINUED TO OCTOBER 21, 2011

**THE VOTE**

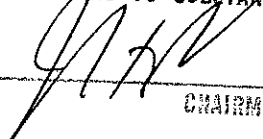
MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Just Believe, Inc.

CAL NO.: 312-11-S

APPEARANCE FOR: John Klytta

MINUTES OF MEETING:  
September 16, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1905 W. Division

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

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

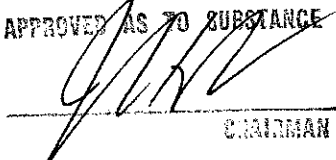
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 beauty salon at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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: G & A Senior Development, Inc. CAL NO.: 313-11-Z  
APPEARANCE FOR: Allison Pawlicki MINUTES OF MEETING:  
September 16, 2011  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 4054 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 8' to zero to allow a proposed 6-story 51-unit residential building.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 west side yard setback to zero to allow a proposed 6-story 51-unit residential 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 TO SUBSTANCE  
[Signature]  
MEMORANDUM

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

**APPLICANT:** JP Morgan Chase Bank, National Association **CAL NO.:** 314-11-S

**APPEARANCE FOR:** Richard Wendy **MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6133-6159 N. Western Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a (4) lane drive-thru facility to allow a proposed 1-story bank building.

**ACTION OF BOARD-**  
APPLICATION APPROVED

MAY 22 2012

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		
X		

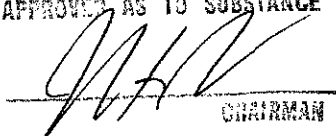
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 four lane drive-through which will serve a one-story bank; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility to serve a proposed bank, provided the development is constructed consistent with the exterior building elevations, site plan and landscape plan dated September 16, 2011 by the Architects Partnership, 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:** Sarah McGinnis **CAL NO.:** 315-11-S  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1656 W. 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 hair salon.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

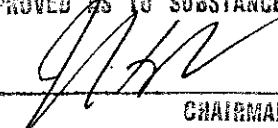
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 hair salon; 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 hair salon.

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN



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

**APPLICANT:** Stephen Nanos

**CAL NO.:** 317-11-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5630-32 N. Mango Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side yard setback from 2' to .91' and the south side yard setback from 2' to 1.28' and reduce the combined side yard setback from 5' to 2.19' to allow the sub-division of one zoning lot into two zoning lots.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

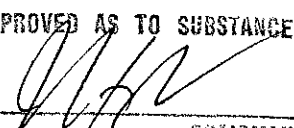
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 north side yard setback .91' and the south side yard setback to 1.28' and reduce the combined side yard setback to 2.19' to allow the sub-division of one zoning lot into two zoning lots; 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 Family Health Center, Inc. **CAL NO.:** 318-11-S

**APPEARANCE FOR:** Terry Diamond **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None **September 16, 2011**

**PREMISES AFFECTED:** 11453 S. Champlain Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking lot to serve a proposed 2-story health center located at 556-580 E. 115th Street.

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

**THE VOTE**

MAY 22 2012

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

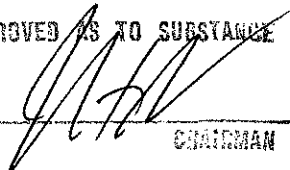
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 an accessory off-site parking lot to serve a proposed 2-story health center located at 556-580 E. 115th Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was entered 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 off-site parking lot, provided it is constructed consistent with the site and landscape plan dated September 9, 2011 by SMNG-A 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:** Montaser Ijbara

**CAL NO.:** 319-11-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 113 E. 51st Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a valuable objects dealers license.

**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2011

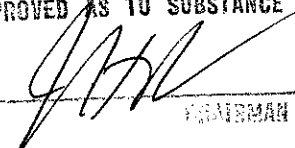
**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Montaser Ijbara

CAL NO.: 320-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 16, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 6548 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a valuable objects dealers license.

ACTION OF BOARD-  
CASE CONTINUED TO OCTOBER 21, 2011

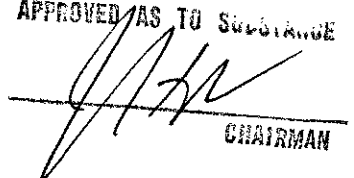
THE VOTE

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

ZONING BOARD OF APPEALS  
CITY OF CHICAGO

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



MAR 19 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**Ada A. Grant, Inc. d/b/a New Beginning II**  
APPLICANT

**321-11-Z**  
CALENDAR NUMBER

**9011 S. Ashland Avenue**  
PREMISES AFFECTED

**September 16, 2011**  
MINUTES OF MEETING

None  
APPEARANCE FOR APPLICANT

Individuals not represented by counsel  
APPEARANCE AGAINST APPLICATION

**NATURE OF REQUEST**

Application for a variation to permit the establishment of a proposed public place of amusement license within 125' of a residential zoning district.

**ACTION OF BOARD**

**THE VOTE**

The application for variation 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Ivers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FACTS**

The applicant proposes to operate the subject property under a public place of amusement license, providing a location for social gatherings and events for individuals recovering from substance addictions, and also renting out the premises for private events. The subject property is located within a C2-2 zoning district, and is within 125' of an RS-3 zoning district to the east. Pursuant to Municipal Code sections 4-156-330 and 17-13-1101-M, this Board must approve a variation authorizing an establishment requiring a public place of amusement license within 125' of any RS-3 district.

APPROVED AS TO SUBSTANCE

CHAIRMAN

## TESTIMONY

CLEO COLLINS, the principal/owner of the applicant Ada A. Grant, Inc. d/b/a New Beginning II, testified in support of the application.

Mr. Collins testified that the goal of the applicant is to operate a fellowship hall where people in recovery can come for dances, to play cards, socialize, and have fundraisers. Mr. Collins testified that the subject property is located in a strip mall.

Mr. Collins testified that the applicant will not operate the facility for-profit, instead taking donations. Any funds raised will support the applicant's recovery-based operations such as buying books, feeding homeless people, and helping children with back-to-school programs. The anticipated events will be social gatherings such as Narcotics Anonymous meetings and fellowships, and Alcoholics Anonymous "Marathon" meetings with multiple speakers on recovery-based issues. Mr. Collins testified that the space will also be rented out for wedding receptions, baby showers, and other events.

Mr. Collins testified that the space is about 2000 square feet, with capacity for no more than 100 people. The average attendance at meetings is from 40 to 50 people. The anticipated hours of event space usage will be from 12pm to 4pm and again from 6pm to 2am. Mr. Collins testified that a typical meeting runs from 7pm to 9pm, and is followed by fellowship events. The space may operate every day of the week whenever it happens to be rented. Mr. Collins testified that he personally cleans up afterward, both inside and outside. Mr. Collins testified that the applicant has no license to sell alcohol, and food will be delivered by caterers. No alcohol will be served even if the caterers have a liquor license.

Mr. Collins testified that he also ran a similar facility at 7508 S. Saginaw for 20 years with no incidents. If this application is approved, he will not continue to operate that site.

Mr. Collins testified that the applicant, New Beginnings, has its own 501(c)(3), and is registered with the State of Illinois. He testified that the applicant had been operating at the subject site with only a general business license, and is now seeking this variation after being made aware that the general business license did not authorize their activity at the subject site. He testified that the applicant carries insurance of approximately \$3M, and is not affiliated with any particular church.

ROBERT KEYES, president of Community Relations Council of Brainerd, testified in support of the application.

Mr. Keyes testified that the Community Relations Council works out of the Brainerd Park Fieldhouse at 1246 W. 92nd St. He said that CRC has 40 years of experience in the community, and fully supports this proposal with no objections.

MINISTER JOHNNY BANKS, SR., minister at the Liberation Christian Center, testified in support of the application.

Mr. Banks testified that he is a minister with the Liberation Christian Center, located at 6810 S. Ashland. He testified that he was appearing on behalf of Bishop James Dukes. Mr. Banks testified that the applicant is trying to provide a service that is needed in the neighborhood, to assist people who are trying to get their lives back together and get back on the road to being productive citizens. Mr. Banks testified that he support the proposal because all of the proposed activities are alcohol- and drug-free.

GINA MACK, a neighboring resident, testified in opposition to the application.

Ms. Mack testified that her home address is 8949 South Justine Street. She testified that the subject property is a strip mall, and not a meeting place like a banquet hall. She testified that there are only about 10 parking spaces in the entire lot, and she is worried about the overflow of parking into the residential area. Mr. Mack testified that the neighborhood had had issues with a banquet hall called Gentle Persuasion that had been located at that site in the past. She testified that the neighborhood is now peaceful and quiet at night.

Ms. Mack testified that there are several meeting places already on Ashland, and in her opinion there is no need for an additional meeting place. Ms. Mack testified that at her local CAPS community meeting, Beat 2221, the beat officer informed her that the applicant had been shut down for trying to operate the business illegally.

EDNA RUTHERFORD, a neighboring resident, testified in opposition to the application.

Ms. Rutherford testified that she lives at 8954 South Justine Street. She testified that she is concerned because when Gentle Persuasion was open it was difficult to find parking spots and there was always trash and broken bottles in the neighborhood, as well as cursing outside at 2 or 3 am.

#### 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.

1. Strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property.
  - a. The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Zoning Ordinance.

The Applicant's proposed use is a non-profit use and is in the interest of the public convenience, but the activities require a Public Place of Amusement License. Under the Zoning Ordinance, a PPA license within 125 feet of a Residential Single-Unit District requires variance approval from this Board. Therefore, the proposed expansion cannot earn a reasonable return without such a variance. This Zoning Ordinance standard is met.

- b. The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to similarly situated property.

This application arises from the operation of an existing building that was already located within 125 feet of a Residential Single-Unit District. These circumstances are not generally applicable to similarly zoned property.

The proximity to residential single-family dwellings was not created the applicant. This Zoning Ordinance standard is met.

- c. The variation, if granted, will not alter the essential character of the neighborhood.

On the basis of the testimony presented, the proposed use of fellowship meeting and private gatherings without alcohol present will not have a significant adverse impact on the general welfare of the neighborhood. The issue of adequate parking is addressed by the C2-2 district zoning requirements already in place and is not before the Board under this application. This Zoning Ordinance standard is met.

2. The requested variation is consistent with the stated purpose and intent of this Zoning Ordinance.

The Board finds that the requested variations are consistent with each of the stated goals contained in Zoning Ordinance Section 17-1-0500. This Zoning Ordinance standard is met.

#### CONCLUSION

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

To ensure that the proposed variation does not have adverse impacts on surrounding property, pursuant to Zoning Ordinance Section 17-13-1105, 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.

1. The applicant may not allow any alcohol consumption on the premises at any time, whether when operating its own programming or when the premises are rented to any other party.
2. The variation is granted for a duration equal to the longer of one year or the length of the Public Place of Amusement license to allow the Board to determine the owner's compliance with the conditions imposed and the adequacy of such conditions to mitigate adverse impacts. At that time, the applicant may reapply to this Board by following the appropriate Zoning Ordinance procedures.

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:** Bucktown Nails & Spa Inc.

**CAL NO.:** 322-11-S

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2113 W. Armitage, 1st floor

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

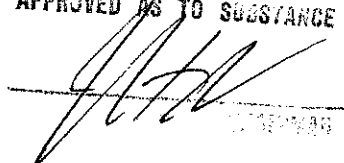
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use; 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  
  
JONATHAN SWAIN

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

**APPLICANT:** Loyola University of Chicago **CAL NO.:** 323-11-Z  
**APPEARANCE FOR:** John Lawlor **MINUTES OF MEETING:**  
September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1017-25 W. Sheridan Rd./ 6365 N. Kenmore Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 50' to 22'-6", reduce the west side yard setback facing N. Kenmore Avenue on a reverse corner lot from 6'-1 3/8" to 5'-7 1/4" and reduce the east side yard setback from 14'-11" to 1'-11" to allow a proposed addition with a penthouse to a mixed use university facility.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
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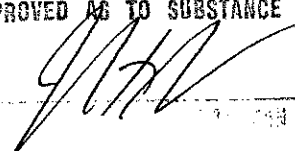
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 to reduce the rear yard setback to 22'-6", reduce the west side yard setback facing N. Kenmore Avenue on a reverse corner lot to 5'-7 1/4" and reduce the east side yard setback to 1'-11" to allow a proposed addition with a penthouse to a mixed use university facility; 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:** Loyola University of Chicago

**CAL NO.:** 324-11-S

**APPEARANCE FOR:** John Lawlor

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1102-10 W. Sheridan Road

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking garage to serve a proposed mixed-use university facility located 1017-25 W. Sheridan Rd./ 6315-6365 N. Kenmore Ave.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
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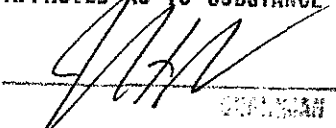
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 an accessory off-site parking garage to serve a proposed mixed-use university facility located 1017-25 W. Sheridan Road / 6315-6365 N. Kenmore Avenue; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 off-site parking within an existing parking garage.

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:** Montessori Academy of Chicago **CAL NO.:** 325-11-S

**APPEARANCE FOR:** Gary Wigoda **MINUTES OF MEETING:**

September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 111-117 N. Ada/ 1310 W. Washington

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory gym to serve an existing daycare/elementary school located at 1335 W. Randolph Street.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

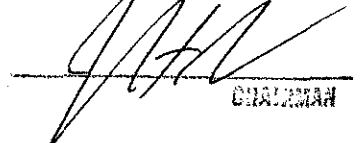
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2011; and

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 an accessory gym which will serve an existing day care/ elementary school which is located at 1335 W. Randolph Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood and 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 accessory gym to serve an existing day care facility and elementary school.

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:** Graceland Development, Ltd. **CAL NO.:** 326-11-S  
**APPEARANCE FOR:** Gabrielle D'Adamo **MINUTES OF MEETING:**  
September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1801-11 S. Canal Port/ 1802-16 S. Normal Ave.

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a non-required non-accessory parking lot to serve an existing building located at 530 W. 18th Street.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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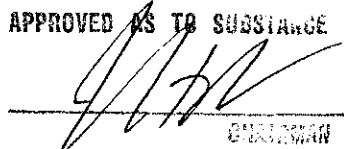
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 non-required accessory parking lot which will serve an existing building which is located at 530 W. 18<sup>th</sup> Street; expert testimony was offered that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed parking lot, provided it is constructed consistent with the landscape plan dated August 16, 2011 by Andrian- Zemenides, 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:** Cabot II - IL1W05, LLC

**CAL NO.:** 327-11-S

**APPEARANCE FOR:** Brian Liston

**MINUTES OF MEETING:**  
September 16, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4016 S. Racine Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a non-required accessory parking lot to serve an existing building located at 4031 S. Racine Avenue.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

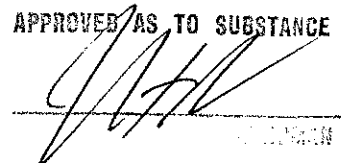
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2011; and

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 non-required accessory parking lot which shall serve building located at 4031 S. Racine Avenue; 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 parking lot, provided it is constructed consistent with the landscape plan dated September 13, 2011 by Heller and Associates.

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:** Michael Brown **CAL NO.:** 328-11-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2011  
**PREMISES AFFECTED:** 1975 N. Maud Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 18.28' to zero, reduce the front yard setback from 7.83' to 3.6' and reduce the rear yard open space from 112.14 square feet to zero to allow a proposed front 1-story entry enclosure to an existing 3-story residential building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 22 2012

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

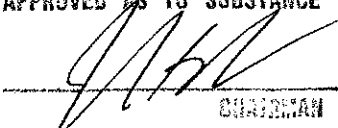
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 rear yard setback to zero, reduce the front yard setback to 3.6' and reduce the rear yard open space to zero to allow a proposed front 1-story entry enclosure to an existing 3-story residential 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  
  
JONATHAN SWAIN

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

**APPLICANT:** Gregory Basil & Lois Kaltenbach-Basil **CAL NO.:** 329-11-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:** September 16, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4822 N. Leavitt

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side yard setback from 2.4' to zero and reduce the combined side yard setback from 6' to 2.83' to allow a rear open stair landing attached to a two-story open porch of an existing residential building.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 22 2012  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

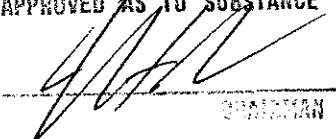
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 south side yard setback from 2.4' to zero and reduce the combined side yard setback from 6' to 2.83' to allow a rear open stair landing attached to a two-story open porch of an existing residential 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  
  
 JONATHAN SWAIN