

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

APPLICANT:

850, LLC

CAL NO.: 182-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

850 N. DeWitt Place

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to increase the number of leased parking spaces in an existing parking garage from 38 to 68 parking spaces.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

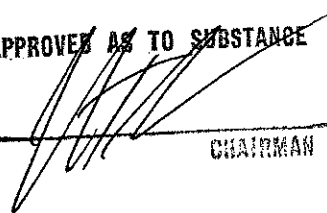
THE VOTE

MAY 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Prestige of Chicago Inc. DBA Estrada **CAL NO.:** 210-11-Z

APPEARANCE FOR: **MINUTES OF MEETING:**
October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2639-2641 W. Peterson Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed public place of amusement license for DJ music and dancing which shall be located with 125' of a residential zoning district.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16 , 2011

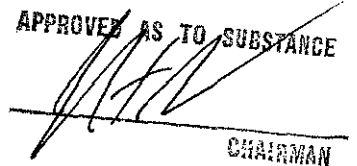
THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Madelyn's JazzGrille, LLC
APPLICANT

255-11-Z
CALENDAR NUMBER

401-13 E. Pershing Rd./3901 S. MLK Dr.
PREMISES AFFECTED

Oct. 21, 2011
MINUTES OF MEETING

Jim Banks, Law Offices of Samuel V.P. Banks
APPEARANCE FOR APPLICANT

None
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for a variation to reduce the south side yard setback to 0'-8" instead of the required 5' to allow one-story commercial building with 23 outdoor parking spaces.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mr. Toia recused himself from this decision.

FACTS

The subject property is located in a B3-1 zoning district at the southeast corner of East Pershing Road and South Martin Luther King Drive. The property is currently improved with an existing building located on the south side of the lot. The applicant proposes to demolish the existing building and construct a new one-story commercial building that makes use of the existing building foundation and south exterior wall.

APPROVED AS TO SUBSTANCE

TESTIMONY

JOHN COOK, owner of the applicant Madelyn's JazzGrille, LLC, appeared in support of the application.

Mr. Cook testified that he is the sole owner and managing member of the applicant, Madelyn's JazzGrille, LLC.

Mr. Cook testified that the applicant is leasing the subject property, which is currently improved with one-story retail building. The existing building had formerly functioned as a fast-food store and a liquor store, but for the past six years the property has been vacant and has fallen into disrepair. Mr. Cook testified that the applicant proposes to rehabilitate the property and establish a jazz-themed restaurant and lounge.

Mr. Cook testified that the proposal a complete renovation of the property. The applicant would reconstruct a significant portion of the existing one-story building and establish a conforming drive-aisle and parking area with 22 parking spaces. The proposal would also implement more than the required amount of landscaping. Mr. Cook testified that the proposal would to keep and incorporate the brick wall that runs along the south side of the property. Therefore the applicant seeks a variation to reduce the south-side setback from 5' to 8", which represents the same south-side setback condition currently on the site.

Mr. Cook testified that the proposed establishment will contain about 3400 square feet of area. The west half of the building would hold about 50 seats in the dining area, and the east half would be a tavern and lounge with about 84 seats, and restrooms would be located at the far east of the building. The food menu will focus on grilled food, such as steak, chicken, and fish. Mr. Cook testified that the establishment would have a full bar serving patrons wines, beers, and mixed drinks.

Mr. Cook testified that the proposed business would employ a staff of 16–20 people, including busboys, wait-staff, and bartenders. In addition, there would be security personnel on busy nights. Mr. Cook testified that on average, about 10–12 employees would be scheduled to work at a time. Mr. Cook testified that the proposed hours of operation would be Sunday through Thursday from 11am to 1am, and Friday through Saturday from 11am to 2am. The entertainment would be recorded jazz music during the week and live performers on weekends.

Mr. Cook testified that he met with Alderman Dowell and had worked with her and her office, as well as the community, for over a year to obtain a zoning change specifically to permit this proposed lounge.

BILL KOKALIAS, project architect and principal at Axios Architects & Consultants, testified in support of the application.

Mr. Kokalias testified that he is a licensed architect in the state of Illinois. He is familiar with subject property, having been to and inspected the site. He prepared plans for reconstruction of the existing one-story building, and also prepared a parking and landscaping plan for the site.

Mr. Kokalias testified that the project is rehabbing the existing building. The proposal includes a new façade, but the building footprint will remain consistent with what is there presently. The proposed use is a new restaurant and lounge for the entire site. Mr. Kokalias testified that the façade will have new masonry design with horizontal

decorative banding throughout. The proposal also includes completely landscaping the existing site.

Mr. Kokalias testified that the new building will use the same footprint as the existing building, and will incorporate the existing south wall. Mr. Kokalias testified that the proposed building will keep the south wall and the foundations if possible. Mr. Kokalias testified that the City initially wanted the building relocated to the front of the property, but now agrees that building can be located at the back of the lot, incorporating the rear building wall. Mr. Kokalias testified that the plan is to increase the height of the building somewhat so it will not be overtopped by the building immediately to the south, but engineers will need to determine if the existing masonry wall is strong enough to support the new roof load. Mr. Kokalias testified that in his opinion there is a good chance that the project will be able to reuse both the foundations and the south wall.

Mr. Kokalias testified that in his opinion, the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the area; that the granting of the variation will not impair adequate supply of light and air to the adjacent property; that the granting of the variation will not increase the risk of fire or endanger public safety; that the granting of the variation will not increase congestion in the streets; that the granting of the variation will not substantially impair or diminish property values; and that the granting of the variation will not alter the essential character of the locality.

KAREEM MUSAWWIR, land planning consultant, testified in support of the application.

Mr. Musawwir testified that he is familiar with the subject property, having physically inspected the subject property as well as other properties in the area. The scope of his assignment was to investigate whether the requested special use would comply with the general criteria for special uses as set forth in the Zoning Ordinance.

Mr. Musawwir testified that the subject property is north of an existing graystone residential property. Across the street to the west is a one-story retail building. The corner to the northeast is vacant, and is the site of a proposed residential development. That site had been a former public housing site that was demolished in 2008. The northwest corner lot is also vacant, and just north of that is an existing 6-flat brick residential building. Mr. Musawwir submitted photographs of the surrounding area to the Board.

Mr. Musawwir testified that the proposed restaurant and lounge is appropriate and compatible at this location. Mr. Musawwir testified that Pershing Road is a heavily traveled road in this area. Mr. Musawwir testified that Bronzeville has always had an entertainment and restaurant venue in the neighborhood, although there hasn't been one for quite some time, so the restaurant is something the community needs.

Mr. Musawwir testified that in his opinion, the proposed special use complies with all the applicable standards of the Zoning Ordinance. The proposal would be in the interest of the public convenience as the restaurant would be a stimulating addition to the community. Mr. Musawwir testified that in his opinion, the proposal won't have an adverse impact on the welfare of the community.

MARCEL BRIGHT, a member of Alderman Dowell's staff testified about the application.

Mr. Bright testified that the Alderman supports the application for the variance as long as the plans are as detailed in the proposal, including the reuse of the foundation.

The DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT recommended approval provided that the project is constructed consistent with the landscape plan dated July 12, 2011, by Axios Architects & Consultants, and provided that the proposed building is constructed while retaining the existing south exterior wall and all of the existing building foundations.

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 proposed building would reuse the existing building foundations and one wall, saving considerable expense in removing and relocating the foundations as would be required under the Zoning Ordinance without the requested variation. The existing condition of the site is therefore a particular hardship associated with developing the subject property. 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.

The applicant presented testimony that the proposed development is based on the unique circumstances of the existing building and foundations on the lot. This hardship is not generally applicable to similarly situated property. This Zoning Ordinance standard is met.

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

Based on testimony of Mr. Musawwir and Mr. Kokalias, the Board finds that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Furthermore, the Board finds that the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. 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.

- The proposed building must use the existing building foundation.
- The proposed building must incorporate the existing south exterior wall.

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



FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Madelyn's JazzGrille, LLC
APPLICANT

256-11-S
CALENDAR NUMBER

401-13 E. Pershing Rd./3901 S. MLK Dr.
PREMISES AFFECTED

Oct. 21, 2011
MINUTES OF MEETING

Jim Banks, Law Offices of Samuel V.P. Banks
APPEARANCE FOR APPLICANT

None
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for a special use to permit the establishment of a proposed tavern.

ACTION OF BOARD

THE VOTE

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

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

Mr. Toia recused himself from this decision.

FACTS

The subject property is located in a B3-1 zoning district at the southeast corner of East Pershing Road and South Martin Luther King Drive. The property is currently improved with an existing building located on the south side of the lot. The applicant proposes to demolish the existing building and construct a new one-story commercial building that makes use of the existing building foundation and south exterior wall. The applicant proposes to establish and operate a restaurant and lounge that will require a tavern license. Because the property is located in a B3-1 community shopping district, this special use application is required under Zoning Ordinance section 17-3-0207-AA-3.

APPROVED AS TO SUBSTANCE

CHAIRMAN

TESTIMONY

JOHN COOK, owner of the applicant Madelyn's JazzGrille, LLC, appeared in support of the application.

Mr. Cook testified that he is the sole owner and managing member of the applicant, Madelyn's JazzGrille, LLC.

Mr. Cook testified that the applicant is leasing the subject property, which is currently improved with one-story retail building. The existing building had formerly functioned as a fast-food store and a liquor store, but for the past six years the property has been vacant and has fallen into disrepair. Mr. Cook testified that the applicant proposes to rehabilitate the property and establish a jazz-themed restaurant and lounge.

Mr. Cook testified that the proposal a complete renovation of the property. The applicant would reconstruct a significant portion of the existing one-story building and establish a conforming drive-aisle and parking area with 22 parking spaces. The proposal would also implement more than the required amount of landscaping. Mr. Cook testified that the proposal would to keep and incorporate the brick wall that runs along the south side of the property. Therefore the applicant seeks a variation to reduce the south-side setback from 5' to 8", which represents the same south-side setback condition currently on the site.

Mr. Cook testified that the applicant is seeking a special use to obtain a tavern license for this site, as required to located a tavern in a B3 zoning district. The business concept is centered on creating a contemporary jazz lounge. Mr. Cook testified that he has personally managed music events at the Bronzeville Clubhouse for the past four years, with responsibilities including scheduling talent and dealing with food and beverage orders. Over the past four years, has been able to develop a customer base in the Bronzeville neighborhood. Because the subject property is in the heart of Bronzeville, establishing the club makes business sense because it is close to these customers.

Mr. Cook testified that the proposed establishment will contain about 3400 square feet of area. The west half of the building would hold about 50 seats in the dining area, and the east half would be a tavern and lounge with about 84 seats, and restrooms would be located at the far east of the building. The food menu will focus on grilled food, such as steak, chicken, and fish. Mr. Cook testified that the establishment would have a full bar serving patrons wines, beers, and mixed drinks.

Mr. Cook testified that the proposed business would employ a staff of 16-20 people, including busboys, wait-staff, and bartenders. In addition, there would be security personnel on busy nights. Mr. Cook testified that on average, about 10-12 employees would be scheduled to work at a time. Mr. Cook testified that the proposed hours of operation would be Sunday through Thursday from 11am to 1am, and Friday through Saturday from 11am to 2am. The entertainment would be recorded jazz music during the week and live performers on weekends.

Mr. Cook testified that he met with Alderman Dowell and had worked with her and her office, as well as the community, for over a year to obtain a zoning change specifically to permit this proposed lounge.

BILL KOKALIAS, project architect and principal at Axios Architects & Consultants, testified in support of the application.

Mr. Kokalias testified that he is a licensed architect in the state of Illinois. He is familiar with subject property, having been to and inspected the site. He prepared plans for reconstruction of the existing one-story building, and also prepared a parking and landscaping plan for the site.

Mr. Kokalias testified that the project is rehabbing the existing building. The proposal includes a new façade, but the building footprint will remain consistent with what is there presently. The proposed use is a new restaurant and lounge for the entire site. Mr. Kokalias testified that the façade will have new masonry design with horizontal decorative banding throughout. The proposal also includes completely landscaping the existing site.

Mr. Kokalias testified that the new building will use the same footprint as the existing building, and will incorporate the existing south wall. Mr. Kokalias testified that the proposed building will keep the south wall and the foundations if possible. Mr. Kokalias testified that the City initially wanted the building relocated to the front of the property, but now agrees that building can be located at the back of the lot, incorporating the rear building wall. Mr. Kokalias testified that the plan is to increase the height of the building somewhat so it will not be overtopped by the building immediately to the south, but engineers will need to determine if the existing masonry wall is strong enough to support the new roof load. Mr. Kokalias testified that in his opinion there is a good chance that the project will be able to reuse both the foundations and the south wall.

KAREEM MUSAWWIR, land planning consultant, testified in support of the application.

Mr. Musawwir testified that he is familiar with the subject property, having physically inspected the subject property as well as other properties in the area. The scope of his assignment was to investigate whether the requested special use would comply with the general criteria for special uses as set forth in the Zoning Ordinance.

Mr. Musawwir testified that the subject property is north of an existing graystone residential property. Across the street to the west is a one-story retail building. The corner to the northeast is vacant, and is the site of a proposed residential development. That site had been a former public housing site that was demolished in 2008. The northwest corner lot is also vacant, and just north of that is an existing 6-flat brick residential building. Mr. Musawwir submitted photographs of the surrounding area to the Board.

Mr. Musawwir testified that the proposed restaurant and lounge is appropriate and compatible at this location. Mr. Musawwir testified that Pershing Road is a heavily traveled road in this area. Mr. Musawwir testified that Bronzeville has always had an entertainment and restaurant venue in the neighborhood, although there hasn't been one for quite some time, so the restaurant is something the community needs.

Mr. Musawwir testified that in his opinion, the proposed special use complies with all the applicable standards of the Zoning Ordinance. The proposal would be in the interest of the public convenience as the restaurant would be a stimulating addition to the community. Mr. Musawwir testified that in his opinion, the proposal won't have an adverse impact on the welfare of the community, will be compatible with the character of the surrounding area in terms of site planning, building scale, and project design, and will be compatible in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation. Mr. Musawwir testified that there are not many other uses nearby except for the one-story retail across the street which closes around

9pm and a 24-hour gas station down the street. Mr. Musawwir testified that everything else is relatively vacant, so this proposed use would establish some character in itself. Mr. Musawwir also testified that the proposed use is designed to promote the pedestrian safety and comfort.

MARCEL BRIGHT, a member of Alderman Dowell's staff testified about the application.

Mr. Bright testified that the Alderman supports the application for the variance as long as the plans are as detailed in the proposal, including the reuse of the foundation.

The DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT recommended approval provided that the project is constructed consistent with the landscape plan dated July 12, 2011, by Axios Architects & Consultants, and provided that the proposed building is constructed while retaining the existing south exterior wall and all of the existing building foundations.

FINDINGS

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Special Use.

1. The proposed use complies with all applicable standards of the Zoning Ordinance.

No evidence was presented that the proposed use would conflict with any zoning standards. This Zoning Ordinance standard is met.

2. The proposed use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

The Board received testimony from Mr. Musawwir that the proposed special use will support the public convenience and will not a significant adverse impact. This Zoning Ordinance standard is met.

3. The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

The Board received testimony from Mr. Musawwir that the proposed special use is compatible with the site planning of the surrounding area. This Zoning Ordinance standard is met.

4. The proposed use 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.

The Board received testimony from Mr. Musawwir that the proposed special use is compatible with the surrounding area in terms of operating characteristics. This Zoning Ordinance standard is met.

5. The proposed use is designed to promote pedestrian safety and comfort.

The Board received testimony from Mr. Musawwir that the proposed special use is designed to promote pedestrian safety and comfort. This Zoning Ordinance standard is met.

CONCLUSION

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

To ensure that the proposed special use does not have adverse impacts on surrounding property, pursuant to Zoning Ordinance Section 17-13-0906, the Board imposes the following additional conditions of approval. These conditions are intended to mitigate any adverse impacts of the proposed use, and are imposed in the interest of the health, safety, and welfare of residents in the surrounding neighborhood.

- The proposed special use is limited to Madelyn's JazzGrille, LLC
- The proposed special use is only approved so long as John Cook remains owner of at least 51% of Madelyn's JazzGrille, LLC.

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:

Lamar Advertising

CAL NO.: 270-11-A

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

605 W. Belmont

NATURE OF REQUEST: Application for a appeal under Chapter 17 of the Zoning Ordinance from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a changing image sign which has been installed without a permit and is located on a pedestrian street.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

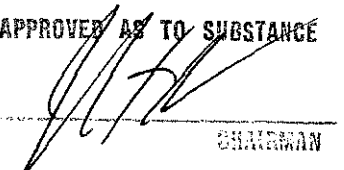
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Garden Walk Banquets **CAL NO.:** 275-11-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3710 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking lot with 26 parking spaces for a banquet hall located at 3705 W. Fullerton.

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:

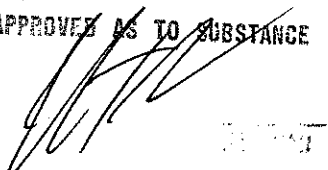
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

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 an accessory off-site parking lot with 26 parking spaces for a banquet hall located at 3705 W. Fullerton; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed off-site parking lot, provided it is constructed consistent with the landscape plan dated October 21, 2011 by RED Architects and the applicant maintains a minimum of a five-year lease for the parking lot and the adjacent water supply.

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: Daniel Rojas

CAL NO.: 285-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2924 N. Pulaski Road

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

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 19, 2011

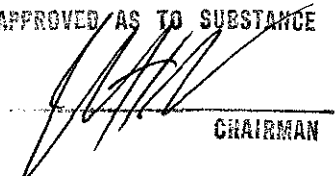
THE VOTE

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: Thomas C. Harmening

CAL NO.: 311-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 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 NOVEMBER 18, 2011

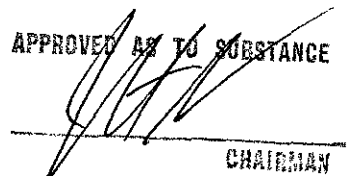
THE VOTE

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



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:

October 21, 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-

WITHDRAWN ON MOTION OF THE APPLICANT

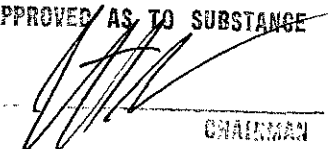
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Montaser Ijbara

CAL NO.: 320-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 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-

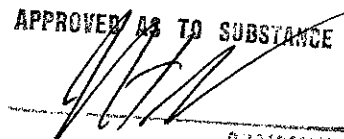
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Peoples Gas Light and Coke Company **CAL NO.:** 331-11-S

APPEARANCE FOR: John Lawlor

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1124-28 N. Elston Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a natural gas vehicle fueling station.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

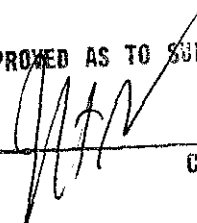
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 natural gas fueling station; 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 natural gas vehicle fueling station, provided it is constructed consistent with the landscape plan dated October 18, 2011 by IPSA Corporation.

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 & Kevin, Inc. **CAL NO.:** 332-11-Z
APPEARANCE FOR: Guillermo Martinez **MINUTES OF MEETING:**
October 21, 2011
2011 APPEARANCE AGAINST: Margaret Durkin
PREMISES AFFECTED: 4235 W. 47th Street

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

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

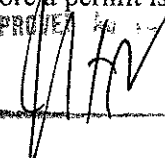
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that he currently rents his facility only a few days out of the month; he testified that the income generated by this activity is insufficient for him to meet his financial obligations; he would like to obtain the PPA license so that he can rent the facility more frequently to generate more income; the objector in this matter was a representative from Alderman Zalewski's office; it was the Alderman's position that he is opposed to the granting of the license because the local civic organization is opposed since they are unsure how the subject site will operate; the applicant testified that he will continue to operate in its current fashion and that the only change would be the frequency of events; the applicant also testified that he has been operating at this location for four years; the Board will permit the applicant to establish a PPA license which shall be located within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED BY _____

SECRET

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

APPLICANT: Kimberly Thomas- McDade

CAL NO.: 333-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 10735 S. Western Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ChicagoGrammar School

CAL NO.: 334-11-S

APPEARANCE FOR: Michael A. Grochowiak

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 900 N. Franklin Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the expansion of an existing first floor private elementary school to the second floor of an existing 8-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

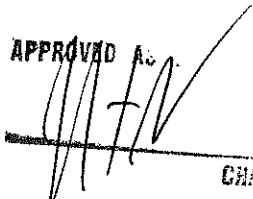
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 since the school was founded, the enrollment has grown from five students to fifty students and ten staff and the extra space is needed to accommodate the new people at the school; the applicant shall be permitted to expand an existing first floor private elementary school into the second floor of an existing 8 story building' expert testimony was offered that the use would not have a negative impact n 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 expansion of the existing high school.

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

APPROVED AS

CHAIRMAN

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

APPLICANT: Luis Castro **CAL NO.:** 335-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5444 S. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 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
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

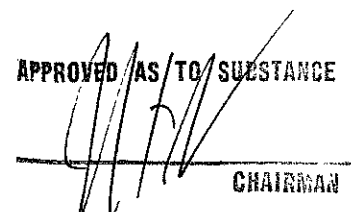
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2011; and

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 currently operates in the building next door to the subject site; he has purchased the subject site and would like to establish his shop at this location; the applicant shall be permitted to establish a beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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: Calvin Moore **CAL NO.:** 336-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4151 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the allowed floor area ratio 15% and to reduce the 2' west side yard setback to zero to allow a proposed rear three-story enclosure and a new 4 story porch to an existing 4-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
 LORI HEALEY
 MICHAEL IVERS
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

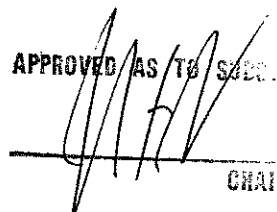
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 stated that he would like to reconstruct the existing porch as it currently exist; the Board will permit the applicant to increase the allowed floor area ratio 15% and to reduce the 2' west side yard setback to zero to allow a proposed rear three- story enclosure and a new 4 story porch to an existing 4-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


 CHAIRMAN

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

APPLICANT: Steven A. Roberts

CAL NO.: 337-11-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1844 N. Wood Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback to 9' from 20', to reduce the north side setback to zero from 2' and to reduce the total side setback combination to 3'-8" from the total side setback combination of 4'-8" to allow a two-story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

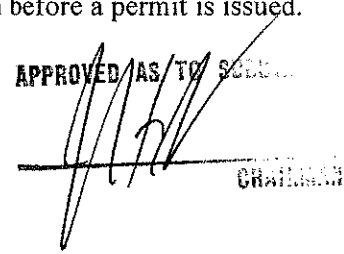
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 2011 and

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 in the process of building and the neighboring property was damaged and the foundation of his building shifted; the building was razed and the applicant would like to rebuild at the subject site; the applicant shall be permitted to reduce the front setback to 9', to reduce the north side setback to zero and to reduce the total side setback combination to 3'-8" to allow a two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO FORM...



CHAIRMAN

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

APPLICANT: Beata Kozak **CAL NO.:** 338-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2944 N. Major Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the setback of at least 20' from the front property line and reduce the north side setback to 2' from 4' and reduce the combined side yard setback to 8' from 9' to allow unenclosed parking in a residential district.

**ACTION OF BOARD-
VARIATION DENIED**

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

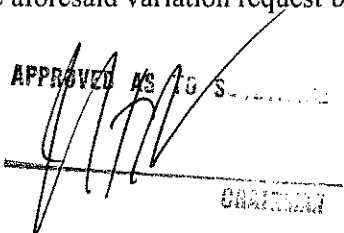
AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 her home sits at the rear of the property and that she would like to install a parking pad to be located at the front of the property; she testified that she purchased the home in 1992; the applicants son also testified that the rest of the homes on the block have garages and that after 9:00 pm there is no street parking available; the Board will deny the request of the applicant based on the fact that a parking pad can be established on the property with out the reduction of the front yard setback and that if permitted the applicant would be the only resident on the block with parking located within the front 20' setback, thus altering the character of the neighborhood; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will 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 deny a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be denied.

APPROVED AS TO SUBSTANCE

 CHIEF CLERK

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

APPLICANT: Kay Obara **CAL NO.:** 339-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3234 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

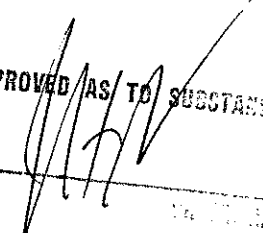
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 she currently operates a shop at 3210 N. Central Avenue and would like to relocate to the subject site; 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

MAY 22 2012

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

APPLICANT: Montaser Ijbara

CAL NO.: 340-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 748 E. 43rd Street

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

ACTION OF BOARD-
WITH DRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Century Plating Company

CAL NO.: 341-11-S

APPEARANCE FOR: Jessica Schramm

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2245 W. Wellington 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 off-site parking lot to serve an existing manufacturing building located at 2939-59 N. Oakley Avenue

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 off-site accessory parking lot to serve an existing manufacturing building which is located at 2939-59 N. Oakley Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 lot, provided it is constructed consistent with the site and landscape plan dated August 30, 2011 by William Warman, Architect.

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

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Greenway Resource Recovery, LLC **CAL NO.:** 342-11-S
APPEARANCE FOR: Michael Castellino **MINUTES OF MEETING:**
 October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2100-18 S. Kilbourn 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 Class V recycling facility.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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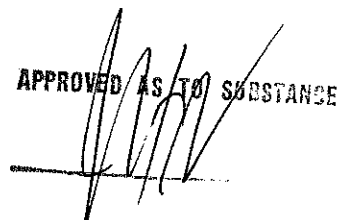
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 will be recycling construction and demolition debris and that all sorting of the materials would be done indoors; the applicant shall be permitted to establish a Class V recycling facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the standards as set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed Class V recycling facility provided all recycling and processing activities are inside a completely enclosed building.

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: Greenway Resource Recovery ,LLC **CAL NO.:** 343-11-S
APPEARANCE FOR: Michael Castellino **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2101-27 S. Kilbourn 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 Class V recycling facility located at 2100-18 S. Kilbourn and also to allow a non-accessory parking lot for the remaining spaces at 2101-27 S. Kilbourn.

ACTION OF BOARD-
APPLICATION APPROVED

MAY 22 2012

THE VOTE

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

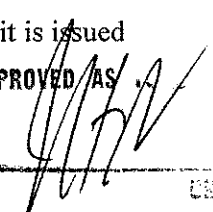
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2011; and

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; a special use was granted to the applicant in Cal. No. 342-11-S to establish a Class V recycling facility; the applicant shall now be permitted to establish an off-site accessory parking lot to serve the building at 2100-18 S. Kilbourn and also shall be permitted to establish a non-accessory parking lot for the remainder of the parking spaces that are not utilized by the recycling facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 lot, provided it is constructed consistent with the landscape plan dated October 12, 2011 by LAP and that only baled recyclables, storage trailers and empty roll-off containers are stored temporarily on the subject property.

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

APPROVED AS



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

APPLICANT: 2215 Wabansia LLC

CAL NO.: 344-11-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2215 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback to 6'-6" from 15'-0" and to reduce the rear yard open space to zero from 325 square feet to allow a proposed 3-story 3-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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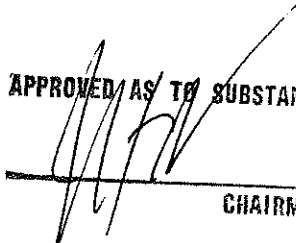
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 front setback to 6'-6"and to reduce the rear yard open space to zero to allow a proposed 3-story 3-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2215 Wabansia LLC **CAL NO.:** 345-11-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2219 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback to 6'-3' from 15', to reduce the total side yard setback combination to 6'-7" from 10'-11" and to reduce the rear yard open space to 200.17 square feet from 416.06 square feet to allow a proposed 3-story 5-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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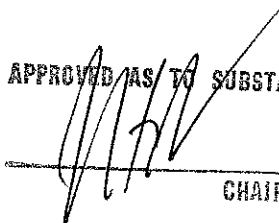
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 yard setback to 6'-3', to reduce the total side yard setback combination to 6'-7" and to reduce the rear yard open space to 200.17 square feet to allow a proposed 3-story 5-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2215 Wabansia LLC CAL NO.: 346-11-Z
APPEARANCE FOR: James J. Banks MINUTES OF MEETING: October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2223 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total side yard setback combination to 6'-7" from the total yard side setback combination of 10.12' and to reduce the rear yard open space to zero from 430.71 sq. ft. to allow a proposed 3-story 5-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 total side yard setback combination to 6'-7" from the total yard side setback combination of 10.12' and to reduce the rear yard open space to zero from 430.71 sq. ft. to allow a proposed 3-story 5-dwelling unit building with a front 3-story open balcony and a rear attached 3 car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT:

Glensaul LLC

CAL NO.: 347-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

7292 W. Devon Avenue/ 6405 N. Avondale Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 18, 2011

THE VOTE

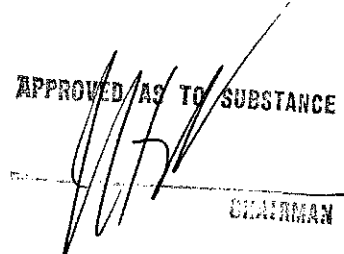
JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
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X		

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 3500 Damen LLC

CAL NO.: 348-11-Z

APPEARANCE FOR: Carol Stubblefield

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3500 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the allowed floor area ratio of 15% to expand the existing front two- dwelling unit building (two buildings on lot) in order to duplex attic into the second floor apartment.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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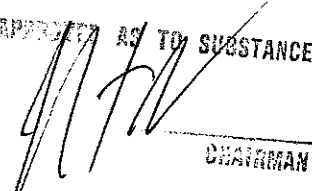
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 increase the allowed floor area ratio of 15% to expand the existing front two- dwelling unit building (two buildings on lot) in order to duplex the attic into the second floor apartment; 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: Abra Smith- Felines Inc. **CAL NO.:** 349-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:** October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6379 N. Paulina Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing animal shelter with a proposed rear 2 story addition with a basement.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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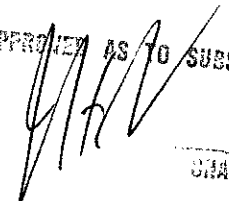
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 testifies that she currently operates an animal shelter at the subject site; she would like to expand the existing space so that she could accommodate more animals at the location; expert testimony was offered that the use is exiting and has not and will 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 expansion of the existing animal shelter, provided it is constructed consistent with the building elevations dated October 9, 2011 by Roberts Architecture 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



FEB 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Hermitage Investment Properties, LLC
APPLICANT

350-11-Z
CALENDAR NUMBER

1644 North Hermitage Avenue
PREMISES AFFECTED

Oct. 21, 2011
MINUTES OF MEETING

Endi Zemedides, Law Offices of Johnson and Green
APPEARANCE FOR APPLICANT

Marna Smith
Jessica Kaufman
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for a variation to increase the existing FAR by 15% by duplexing two of four existing apartments into the existing attic of the subject building.

ACTION OF BOARD

THE VOTE

The application for variation is approved.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located in an R-3 zoning district. The property is currently improved with an existing two-story with attic and basement, 4-unit building. The applicant proposes to maintain 4 units in the building, duplexing two units up into the attic.

APPROVED AS TO SUBSTANCE

CHAIRMAN

TESTIMONY

DAVID COX, as representative of the applicant, Hermitage Investment Properties, LLC, appeared in support of the application.

Mr. Cox testified that he is the sole owner and managing member of the applicant. Further, that the applicant purchased the property as a vacant over 50 year old 4-unit apartment building. For an unknown number of years the building has been vacant and has fallen into disrepair. Mr. Cox testified that the applicant proposes to rehabilitate the property, maintaining the existing building shell, not enlarging it in any way, maintaining four units with the upper two units being duplexed up into the existing attic requiring the variation allowing up to 15% FAR.

Mr. Cox testified that the proposal a complete renovation of the property and that when he gained control of the applicant in May 2011, he acquired the building along with approved plans for its renovation and a permit for the renovation issued by the City of Chicago. The building permit was introduced as Applicant's Exhibit A. Applicant's attorney, Mr. Zemedides, noted when introducing the exhibit that it was "dated [more than] one year ahead of time."

Mr. Cox further testified that the existing approved plans allowed for the "rehabbing of the structure, including keeping the pre-existing 4-units, except duplexing two of the units down into the existing basement." Mr. Cox stated that the applicant has "decided instead to duplex up into the existing attic." It was represented that new plans have been developed in accordance with the intent to duplex up rather than down. Mr. Cox added that there will not be a reasonable rate of return on the investment because the building was purchased with two duplexed units factored in. Finally, Mr. Cox testified that the new renovation plan has been presented to the Wicker Park Committee, which approved the plan. A letter of support indicating that support was introduced as Exhibit B.

Phil Casagrande, Casagrande Architects, 3920 North Ashland Avenue, Chicago, testified in support of the application.

Mr. Casagrande testified that he is an Illinois licensed architect. He drew the plans for the proposed renovation. He itemized what the plans include describing maintaining the existing 1st-floor units and expanding the existing 2nd floor units by adding stairwells from those units up into the attic, and utilizing 15% of the attic space. He added that the proposed use of the attic is in compliance with the City of Chicago Building Code and all used space will provide adequate headroom.

Mr. Casagrande testified that there are unique hardships to this building on this property in that the building is over 120 years old, is now in a R-3 zoning area which is very restrictive to apartment buildings, and that in his experience this is a very rare combination. He also testified that the renovation will not change the nature of the neighborhood; that the renovation will not impact on the provision of adequate air and light to neighbors as no changes will be made in the building's exterior; that there will be no adverse impact on congestion, public safety or pedestrian traffic.

Objector Marna Smith testified in opposition to the application.

Ms. Smith testified that she lives at 1640 N. Hermitage, next door to the subject building. She is a licensed real estate broker who has handled many transactions in the neighborhood. She testified that the requested variance will increase the population density on the block and in the neighborhood, pointing out that the population on the block could be increased by as many as twelve people. She articulated that the building in its current dilapidated state is not being well maintained citing incidents of roofing material being present on her lawn, that the foundation is “crumbling”, that in places two courses of brick have eroded away, and that the building has no drains on its south side. Pictures in support of the testimony were presented to the board but not marked as an exhibit.

Ms Smith testified that Mr. Cox was “in partnership at one time with Mark Lipshun who was on the original permit, but who no longer was a partner in this project.”

Ms. Smith also testified that there is a lot of traffic on the street already and that a child had once been hit by a car, that the block is so congested that “parking zones were created,” and that most of the houses on the street are single family residences selling in the million dollar range. She noted that the current zoning classification of R-3 would not allow an apartment building.

Ms Jessica Kaufman testified in opposition to the application.

Ms. Kaufman testified that the subject building is not properly maintained in that brick is crumbling, so much so that her husband has been “sweeping up brick for over a year.” Further she testified that the crumbling brick poses a danger to pedestrians and her dog “which use the gangway between the buildings.”

FINDINGS

Pursuant to Section 17-13-1101(G) 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 proposed building would reuse the existing building shell and floorplan. A now expired permit (expired as its over one year old) already authorized duplexing two of the units. The apartment building is a pre-existing, legal non-conforming use. It is reasonable to allow the duplexing into the attic to alleviate the hardship of the cost of renovating the units. The size of the units in the building on the site is therefore a particular hardship associated with developing the subject property. 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.

The applicant presented testimony through its expert witness, Mr. Casagrande, that the proposed development is based on the unique circumstances of the existing building. This hardship is not generally applicable to similarly situated property. This Zoning Ordinance standard is met.

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

Based on testimony of Mr. Casagrande, the Board finds that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Furthermore, the Board finds that the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood especially in that the improvement has been an apartment building for at least 50 years and possibly as many as 120 years, that there are other apartment buildings on the block and in the neighborhood, and that the expired permit allowed for duplexing two of the four units. 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 17-13-1101(G). 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.

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: EZ Pawn, Illinois Inc. **CAL NO.:** 351-11-S
APPEARANCE FOR: Amy Kurson **MINUTES OF MEETING:**
 October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3949-59 W. 26th Street

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAY 22 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

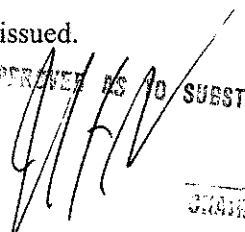
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 pawn shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 pawn shop at the subject site provided the license at the applicant existing pawn shop which is located approximately one block away; the testimony of the appraiser was that the applicant is simply relocating their existing site to the subject site and therefor would not have a negative impact on the surrounding community and would still be in character with neighborhood; the Board will permit the applicant to establish at the subject site, provided their existing license for their existing store is surrendered. The applicant must also obtain an agreement from the owner of the property of their existing shop the special use to operate a pawn shop at the existing location would be permitted to lapse and not be re-established by another entity; 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: Chicago Board of Education

CAL NO.: 352-11-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2655 W. Augusta Boulevard

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 an existing school located at 2714 W. Augusta Boulevard.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

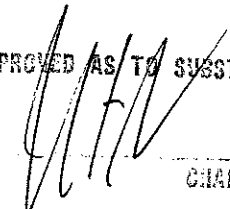
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 an existing school located at 2714 W. Augusta Boulevard; 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 off-site parking lot, provided it is constructed consistent with the landscape plan dated July 5, 2011 by Melvin Cohen and Associates.

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 Board of Education

CAL NO.: 353-11-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2655 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback to 12'-10" from 20' to allow an accessory off-site parking lot to serve an elementary school located at 2714 W. Augusta Boulevard.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

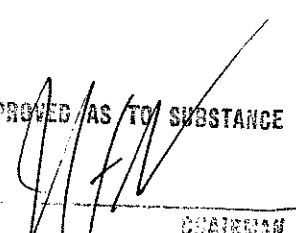
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 2011 and

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; a special use was granted to the applicant to establish an accessory off-site parking lot was granted in Cal. No. 352-11-S; the applicant shall now be permitted to reduce the front yard setback to 12'-10" from 20' to allow an accessory off-site parking lot to serve an elementary school located at 2714 W. Augusta Boulevard; 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:

Yan Xue

CAL NO.: 354-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

5785 N. Lincoln Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 18, 2011

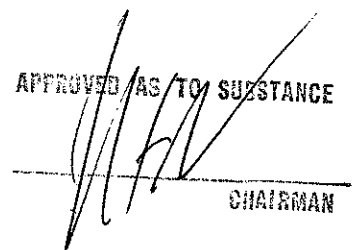
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

DDMB Inc.

CAL NO.: 355-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

1366 N. Milwaukee Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

DDMB inc.

CAL NO.: 356-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

1366 N. Milwaukee Avenue

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

ACTION OF BOARD-

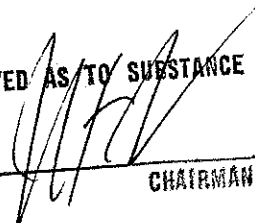
CASE CONTINUED TO DECEMBER 16, 2011

THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Miguel A. Martinez **CAL NO.:** 357-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2458 S. Millard Avenue, Unit 4
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
 LORI HEALEY
 MICHAEL IVERS
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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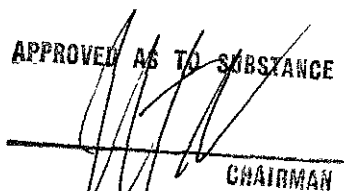
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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; 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: Chicago Title and Land Trust Co. **CAL NO.:** 358-11-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2032 W. Potomac Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total side yard setback combination to 3'-1" from 5' and not to exceed 15% of the existing floor area to allow a rear addition to an existing two dwelling unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAY 22 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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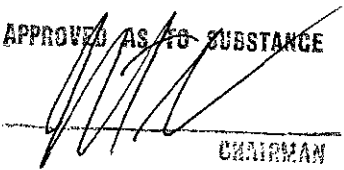
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 6, 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 building was in its existing condition; he stated that he has not mad any changes to the building and the rear porch was enclosed; the applicant testified that he would like to add an extra bedroom to his property as well as sprinklers for the building; the Board will permit the applicant to reduce the total side yard setback combination to 3'-1" and not to exceed 15% of the existing floor area to allow a rear addition to an existing two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 JONATHAN SWAIN

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

APPLICANT: City Winery Chicago, LLC **CAL NO.:** 360-11-S
APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING:**
 October 21, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 124 N. Willard 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 accessory off-site parking lot to serve a proposed restaurant located at 1200 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
 LORI HEALEY
 MICHAEL IVERS
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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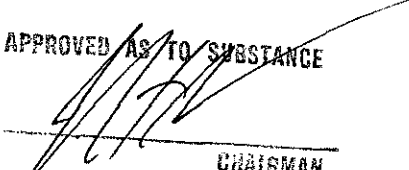
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 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 which shall serve a restaurant which is located at 1200 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; 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 lot, provided it is constructed consistent with the landscape plan dated October 10, 2011 by Christopher Warnick Architecture.

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: New Cingular Wireless PCS LLC CAL NO.: 361-11-S

APPEARANCE FOR: MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 111 E. Chestnut Street

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

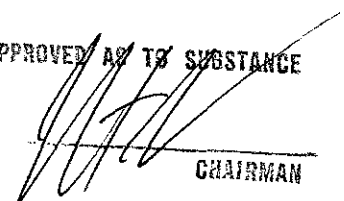
JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MAY 22 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: New Cingular Wireless PCS LLC

CAL NO.: 362-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 24 E. Congress Parkway

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

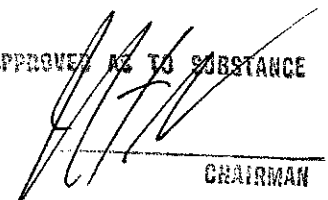
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: New Cingular Wireless PCS LLC

CAL NO.: 363-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 227 E. Walton Street

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

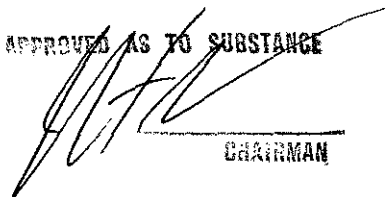
THE VOTE

MAY 22 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN