

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

APPLICANT: 3939 JAM Ventures, LLC

CAL NO.: 254-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3939 S. Karlov Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an adult entertainment cabaret.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

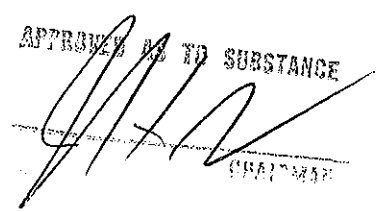
THE VOTE

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mario & Maria DiPaolo

CAL NO.: 192-12-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1068-1072 W. Taylor Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to zero to allow a proposed two rear, one-story additions to an existing three-story mixed use building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard setback from 30' to zero to allow a proposed two rear, one-story additions to an existing three-story mixed use 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: Mario & Maria DiPaolo **CAL NO.:** 193-12-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 922 S. Carpenter Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required accessory off-site parking lot to serve an 11 dwelling unit building and retail located at 1068 -72 W. Taylor Street.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

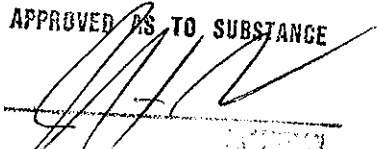
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 31, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a required accessory off-site parking lot to serve an 11 dwelling unit building and retail located at 1068 -72 W. Taylor 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 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 site and landscape plan dated December 20, 2011 by Studio D Architecture LLC.

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

APPROVED AS TO SUBSTANCE

 JONATHAN SWAIN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



MAR 25 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

EZPAWN Illinois, Inc.
APPLICANT

196-12-S
CALENDAR NUMBER

8515 South Cottage Grove Avenue
PREMISES AFFECTED

August 17, 2012
MINUTES OF MEETING

Amy Kurson
APPEARANCE FOR APPLICANT

Objectors
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

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

ACTION OF BOARD

THE VOTE

The application for special use is denied.

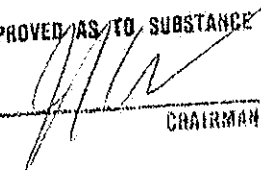
	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lori Healey RESIGNED	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Santiago	<input type="checkbox"/>	<input checked="" 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"/>

THE RESOLUTION OF THE BOARD

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

WHEREAS, Amy Kurson made an opening statement in which she summarized the application of EZ Pawn Illinois Inc. (the "Applicant") detailing the contents of the Applicant's packet submitted to the Board; further she requested to amend the application to include the entire address range of 8513 through 8519 South Cottage Grove Avenue (the "Subject Property") which was allowed; secondly she requested that the board only consider the matter when five members will be available to vote on the Application, the Chair ruling that the decision would not be deferred however the transcript will be made available at Applicant's cost to the any member of the Board who was not present at the

APPROVED AS TO SUBSTANCE


CHAIRMAN

hearing; Ms. Kurson also represented to the Board that an existing curb cut will not be necessary and that the Applicant would be open to closing it off; and

WHEREAS, Jamie Morales, testified in support of the application, he testified that he is the local operations manager of the Applicant and assists with new store locations, he described the store selection criteria used by the Applicant as in densely populated and well-traveled locations, he has been with EZ Pawn for two years and has been in the pawn business for over twenty years, that at the Subject Property the pawn shop will do 50% of business in retail, no title or payday loans will be offered at this store, the parking lot will be improved to comply with the landscape ordinance, all jewelry and general goods are photographed and the store is videotaped, suspicious items will not be accepted and the local authorities will be notified in such instances, in the U.S. they operate approximately 500 stores and less than 1/2 of 1% of goods are identified as stolen and those goods which are identified as stolen are turned over to the local police; and

WHEREAS, Brenda Kiernan testified in support of the application and in that testimony she stated that she is a store manager who has been active in the establishment of the business at the Subject Property; further she stated that it is the store's responsibility to keep the area around the premises clean and cleared of debris and that hours of operation will be Monday through Friday from 9 a.m. to 7 p.m., Saturday from 9 a.m. to 6 p.m. and that the Applicant maintains stores which are a safe place to convert goods to cash and a great place to get good deal on goods; and

WHEREAS, Kareem Musawir testified in support of the application and in that testimony, his credentials as a land use planner were accepted by the Board, further he stated that he reviewed several EZ Pawn shops around Chicago; that they are in compliance with all pertinent codes and ordinances; that the Application complies with all applicable standards of this Zoning Ordinance; it 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; it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; it 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 it is designed to promote pedestrian safety and comfort; and

WHEREAS, Mr. Hugh Edfors testified in support of the application; his credentials as an expert were acknowledged by the Board; Mr. Edfors testified that he is an appraiser and he stated that he examined the area for his analysis and ranged over a mile in each direction from the subject property assessing the number and types of businesses that exist, that community areas have had absolutely no negative impact from existing pawn shops, specifically another pawn shop in the 8100 block of S. Ashland Ave. actually had a 14% positive impact on the value of surrounding residential properties, and vacant stores on a commercial strip such as where the Subject Property is located has a much more noticeable and negative impact on the area than a pawn shop; that the Application complies with all applicable standards of this Zoning Ordinance; it is in the interest of the public convenience as it offers money for people in this area who do not have access to

credit cards and banks; and will not have a significant adverse impact on the general welfare of the neighborhood or community; it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; it 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 it is designed to promote pedestrian safety and comfort, the pawn shop is harmonious with existing institutions as there are retail sales stores along Cottage Grove; and

WHEREAS, Michelle Harris testified in opposition to the Application and in her testimony stated that she is the alderman of the ward where the Subject Property is located and described the community as overwhelmingly single-family residential and that the Subject Property is on the same block as the Subject Property; that the area immediately around the Subject Property is "dangerous" due to transient and gang activity; she described the area as "bank rich" and listed a dozen banks within close proximity of the Subject Property; that the Police commander, the umbrella community organizations, the business associations, the block clubs are all uniformly opposed to the Application and over a hundred people appeared at a community meeting in opposition to the Application;

WHEREAS, Alvin Bell testified in opposition to the Application and in his testimony stated that he is the president of the Chicago Pawn Brokers Association that he believes that the Applicant is not prepared to be in such a dangerous location and there is a safety risk should the business open at the Subject Property; and that it is opposed to any new pawn shops in the city as a concentration of such businesses is detrimental to the city's best interests; and

WHEREAS, Robert Norman testified in opposition to the Application and in his testimony stated that he is the owner of two apartment buildings near the Subject Property and pointed out incidents of crime; and

WHEREAS, Cornelius Smith testified in opposition to the Application and in his testimony stated that he is concerned about crime being attracted to the area due to the existence of the pawnshop business; and

WHEREAS, the Department of Housing and Economic Development recommended approval of the application as there are no other existing pawn shops within close proximity of the Subject Property; therefore,

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

1. The application is not in the interest of the public convenience and will have an adverse effect on the general welfare of the neighborhood in that the community is overwhelmingly opposed to the establishment of a pawn shop at the Subject Property;

2. it is not compatible with the character of the surrounding neighborhood as it is incompatible with the economic development in the surrounding area in that it will have a negative impact on other potential tenants;
3. the proposed project does not contribute or promote pedestrian traffic in that there are at least four banks within the immediate vicinity of the Subject Property and a pawn shop at the Subject Property will not contribute to the convenience of those residing in its immediate vicinity.

RESOLVED, as the standards for granting a special use have not been met, the aforesaid special use application is denied.

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: William Barbaro **CAL NO.:** 203-12-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 251-69 W. Cermak Road/ 2207-09 S. Princeton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed 72-room hotel and retail building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

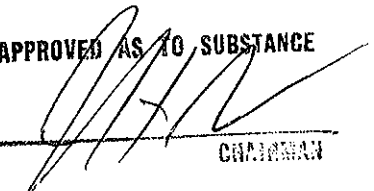
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 72 room hotel and retail building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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: William Barbaro

CAL NO.: 204-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to waive one required loading berth for a proposed 72-room hotel and retail building.

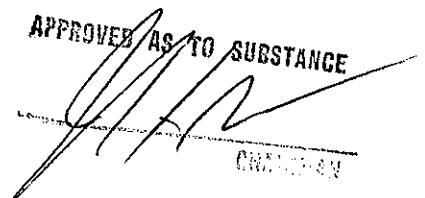
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Martin Cameron

CAL NO.: 219-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3039 N. Christiana

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required front yard setback from 20' to 5'-5" for a proposed front three-story porch to an existing 2 1/2-story three-dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 19, 2012

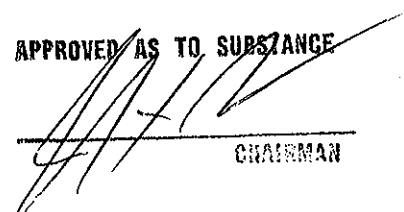
THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: South Chicago Iron and Metal **CAL NO.:** 226-12-S
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1313 W. 74th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of Class IVA recycling facility.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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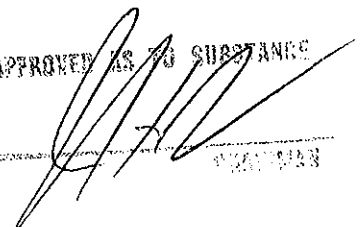
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted establish a Class IVA 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 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 Class IV A recycling facility.

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: Newell Homes, Inc. **CAL NO.:** 274-12-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3764 N. Clark Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 6.10' to zero; the required total side yard combination from 9.8' with neither less than 3.9' to total 6.1' with 3'-½" on each side for construction of a four-story residential six dwelling unit building

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 19 2013

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		

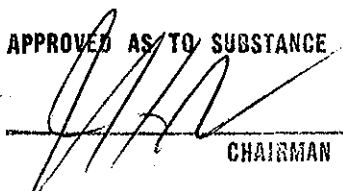
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required front yard setback from to zero; the required total side yard combination to total 6.1' with 3'- ½" on each side for construction of a four-story residential six dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Newell Homes, Inc. **CAL NO.:** 275-12-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3764 N. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of a residential use below the second floor for a new four-story residential, six dwelling unit building with basement and rooftop stair enclosure.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

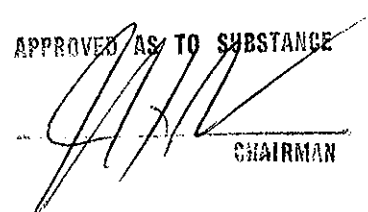
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed residential use below the second floor, provided the development is constructed consistent with the site plan and building elevations dated June 18, 2012 by Iuro & 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: McDonald's Corporation

CAL NO.: 276-12-S

APPEARANCE FOR: Timothy Hinchman

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5130 N. Sheridan Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of restaurant with a drive-through facility with one-story addition and 2 order stations.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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RECUSED		

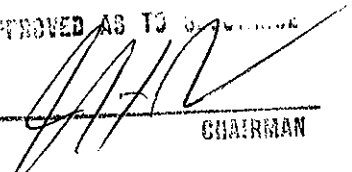
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a restaurant with a drive-through facility with a one-story addition and 2 order stations; 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 expansion of a drive-through facility, provided the development is constructed consistent with the site and landscape plan and building elevations dated August 17, 2012 by Watermark Engineering Resources, Ltd..

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

APPROVED AS TO FORM AND CONTENT

CHAIRMAN

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

APPLICANT: NRG Clybourn Wrightwood, LLC **CAL NO.:** 277-12-S
APPEARANCE FOR: Donna Pugh **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2564-2586 N. Clybourn 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 one-story bank facility with 4 drive-through lanes.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

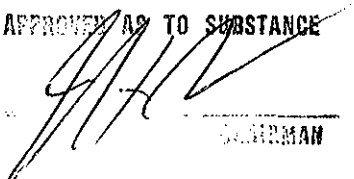
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the bank and drive-through facility, provided the development is constructed consistent with the site and landscape plan and building elevations dated August 9, 2012 by The Architects Partnership.

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

APPROVED AS TO SUBSTANCE


 SECRETARY

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

APPLICANT:

Richard Ashbeck

CAL NO.: 278-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

1219 W. Montana Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to exceed the maximum height by not more than 10% for a total of 33', and exceed the existing floor area of 4,922.669 square feet. with a proposed 260 square feet not to exceed 15% of the existing floor area; and reduce the required west side yard from 2.4' to 1.25'

ACTION OF BOARD-

CASE CONTINUED TO ~~OCTOBER~~ 19, 2012

THE VOTE

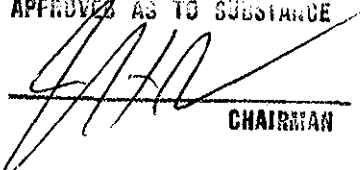
FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Flexhouse, LLC **CAL NO.:** 279-12-Z
APPEARANCE FOR: Edward Kus **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2801-2815 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front wall setback (west Shakespeare Avenue) from 10' to 3.42' for a an eight car garage attached to an existing three-story eight dwelling unit townhome.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

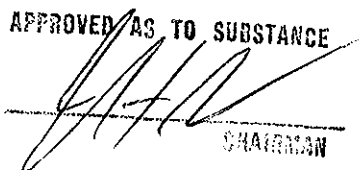
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front wall setback (west Shakespeare Avenue) from 10' to 3.42' for a an eight car garage attached to an existing three-story eight dwelling unit townhome; 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: 4232-38 N. Western, LLC **CAL NO.:** 280-12-S
APPEARANCE FOR: Jessica Schramm **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4232-38 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential parking on the first floor of a proposed four-story 18 dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

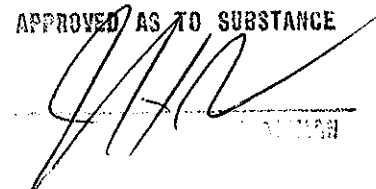
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish parking on the first floor of a four-story, 18 dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed residential parking on the first floor, provided the development is constructed consistent with the site plan and building elevations dated August 17, 2012 Fitzgerald Associates Architecture. .

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: 4232-38 N. Western, LLC **CAL NO.:** 281-12-Z
APPEARANCE FOR: Jessica Schramm **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4232-38 N. Western, LLC

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 18' for a new proposed four-story residential 18 dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

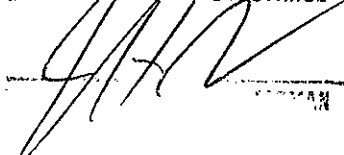
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site (Cal. No. 280-12-S) to permit parking on the first floor for the proposed four-story 18 dwelling unit building; the applicant shall also be permitted to reduce the rear yard to 18' for the proposed 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: Clifton Dean CAL NO.: 282-12-S
APPEARANCE FOR: Same MINUTES OF MEETING: August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6159 S. Ashland Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over a horizontal line.

CHAIRMAN

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

APPLICANT: LVL Enterprise Corp.

CAL NO.: 283-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2135 W. Howard Street

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

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 21, 2012

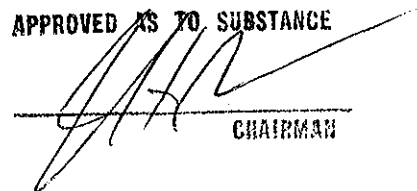
THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: David L. Cwik **CAL NO.:** 284-12-S
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6970 W. North Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Penny Lane Studios, LLC

CAL NO.: 285-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2658 N. Sawyer 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-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

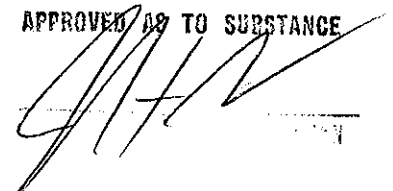
FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Nail Zone, LLC **CAL NO.:** 286-12-S
APPEARANCE FOR: Carol Stubblefield **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3900 W. Madison Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

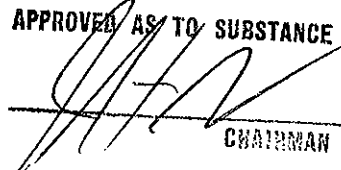
THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Shagufta Parveen **CAL NO.:** 287-12-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3101 W. Irving Park Road, Unit E

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

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

 SECRETARY

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

APPLICANT: Chocolate For Your Body Chicago, Inc. **CAL NO.:** 288-12-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1743 S. Halsted Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

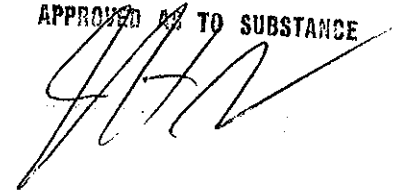
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a massage establishment; 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 massage establishment.

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: Minnie Donner **CAL NO.:** 289-12-Z
APPEARANCE FOR: Robert Costello **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5931 S. Maplewood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required rear yard from 37.5' to zero, for a proposed 8' iron frame for 6' height 30' wood fence with gate.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

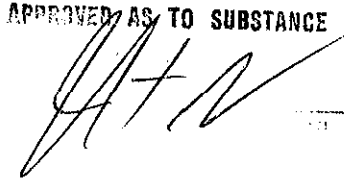
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 30' long wooden fence; the fence may not exceed 8' in height; the solid portion of the fence may only be 6' in height and the top 2' must be constructed of a material in which air and light may pass through; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: North Star Trust # 10-12139 **CAL NO.:** 290-12-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3133 N. Lawndale

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the existing floor area by not more than 15% with a 424 sq. ft. attic addition and 3-three story spiral stair with a rear open roof deck to an existing 3-story two dwelling unit building that has been in existence for over 50 years, being deconverted to a single-family residence.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

THE RESOLUTION:

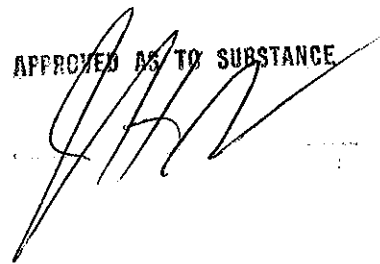
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to exceed the existing floor area by not more than 15% with a 424 sq. ft. attic addition and 3-three story spiral stair with a rear open roof deck to an existing 3-story two dwelling unit building that has been in existence for over 50 years, being deconverted to a single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Reynaldo Suarez **CAL NO.:** 291-12-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10904 S. Green Bay Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 20' to 10.81'; reduce the 4' north side yard setback to 3.22' and the 4' south side yard setback to 2.78' and reduce the total side yard combination from 9' to 6' for a proposed front one-story open porch to a single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required front yard setback to 10.81'; reduce the 4' north side yard setback to 3.22' and the 4' south side yard setback to 2.78' and reduce the total side yard combination to 6' for a proposed front one-story open porch to a single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

APPLICANT: La Caridad Jewelry Inc. **CAL NO.:** 292-12-S
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:** August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4446-4448 W. Diversey Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

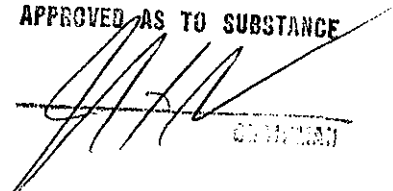
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a valuable objects dealers license; 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 valuable objects dealers license.

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: 2929 California LLC **CAL NO.:** 293-12-Z
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2923 N. California Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard northeast end of the lot from 30' to 1.5', reduce the required southeast end of the lot facing (N. Fairfield) from 20' to 6.58' to serve a proposed three-story medical building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

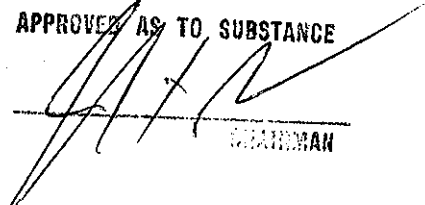
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard northeast end of the lot from 30' to 1.5', reduce the required southeast end of the lot facing (N. Fairfield) from 20' to 6.58' to serve a proposed three-story medical 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: USA BUILD LLC

CAL NO.: 294-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 847 N. Larrabee

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of for a proposed non-accessory parking lot located in a manufacturing/business park district.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 21, 2012

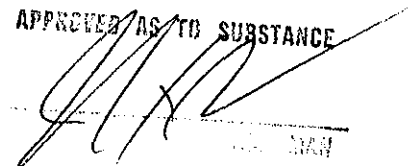
THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



SEP 11 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

DePaul University
APPLICANT

295-12-S
CALENDAR NUMBER

2316 North Lincoln Avenue
PREMISES AFFECTED

August 17, 2012
MINUTES OF MEETING

Jack Lawlor
APPEARANCE FOR APPLICANT

Allan Mellis
OBJECTOR

NATURE OF REQUEST

Application for a special use to permit the use of 46 non-accessory parking spaces in an 850 space garage.

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

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

THE RESOLUTION OF THE BOARD

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

WHEREAS, the Applicant presented its case and an objector testified in opposition; and

WHEREAS, Applicant, DePaul University ("DePaul"), is the contract purchaser of the 3-story office building commonly known as 759 West Belden Avenue ("the Belden Building") from the Ann & Robert H. Lurie Children's Hospital ("Hospital"); that the Belden Building has no on-site parking; that DePaul plans to remodel and utilize for 10 or more classrooms and 90 faculty offices; that the Hospital owns an 850 space parking garage at the commonly known address of 2316 North Lincoln Avenue (the "Affected Premises"), that the Belden Building was previously used by the Hospital for

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

administrative offices and at its peak the Belden Building contained 230 employees; that De Paul's plan for the Belden Building will at any time utilize at the most 205 students, faculty and staff; that De Paul and the Hospital have entered into a long term lease dated as of June 1, 2012, for the general use of 46 parking spaces in the garage at the Affected Premises with an initial term of 20 years with two renewable five-year options; and

WHEREAS, testimony and submitted documents established that the parking garage at the Affected Premises has been in existence for many years; that the proposed use of the spaces by DePaul will not materially alter or change the operation of the garage; that the long term use of the garage has demonstrated that it has not negatively impacted on pedestrian traffic or safety; that it currently complies with all safety and lighting requirements established by the City of Chicago's Department of Transportation ("CDOT") and all applicable standards of this Zoning Ordinance; that its long term use as a parking garage has been in the interest of the public convenience and the use of the spaces by DePaul will not diminish its use in the public interest; that it has been established by its long use that the garage is compatible with the character of the surrounding area in terms of site planning and building scale, and the project design is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that the garage has been operating and has demonstrated that it 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

WHEREAS, Mr. Allan Mellis testified in opposition to the application; in his testimony he stated that he is a resident of the neighborhood; that, in his opinion, the acquisition of the Belden Building by the Hospital is a positive event for the community as there was uncertainty as to the use of the Hospital's buildings as the Hospital has relocated to new premises; that as there is currently a lack of street parking in the Lincoln Park neighborhood; that it would be preferable that the 46 spaces in question will always be used for the benefit of the Belden Building; and Mr. Mellis posed seven questions regarding the applicant's use of the parking spaces; and that Applicant's witnesses answered each of them; and

WHEREAS, the applicant has presented evidence that the proposed application meets all of the criteria established in Section 17-13-0905 A for the granting of a special use; and

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

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings with reference to the Applicant's application for a Special Use:

1. The decision of the Zoning Board of Appeals to approve a special use application

must be based solely on the approval criteria enumerated in Section 17-13-905-A of the Chicago Zoning Ordinance.

2. The Board finds that the applicant has proved a prime facie case by testimony and evidence covering the five specific criteria of 17-13-905-A: (1) it complies with all applicable standards of the Zoning ordinance; (2) evidence was presented that the use will not cause substantial injury to the value of other property in the neighborhood in that the use of the garage at the Affected Premises has long existed and will not be altered if the special use is granted, and it will be beneficial to the surrounding area in that additional parking is needed to facilitate the use by DePaul of the Belden Building for educational purposes and will therefore be a boon for the neighborhood; (3) the proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design in that the structure is already built and externally is consistent with the surrounding area; (4) in that the current use of the garage has been pursuant to Code, CDOT regulations, and testimony, including that from the Objector, has established that parking is needed in the surrounding Lincoln Park area; (5) is designed to promote pedestrian safety and comfort in that parking is needed in the area to accommodate the students, staff and faculty of DePaul and that the provision of this additional parking will in some measure reduce the extensive use of existing street parking as testified to by the Objector.

3. That a hardship exists and was established by the Applicant in that the long term use of the Belden Building is contingent on the provision of the non-accessory parking and such hardship was not created by the Applicant.

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

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

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

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

APPLICANT: Wendy's Old Fashioned Hamburgers **CAL NO.:** 296-12-S

APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4140 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a one-lane drive-through and one drive through window to serve a one-story restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
RECUSED		

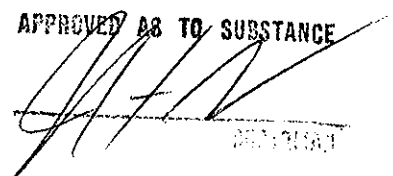
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility to serve a one-story restaurant; 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 drive-through facility, provided the development is constructed consistent with the site and landscape plan dated August 15, 2012 by Watermark Engineering Resources, Ltd. And the building elevations dated July 20, 2012 by Wallin Gomez Architects, Ltd.

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: Wendy's Old Fashioned Hamburgers **CAL NO.:** 297-12-S
APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3943 N. Harlem 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 one-story restaurant with a drive-through facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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RECUSED		

THE RESOLUTION:

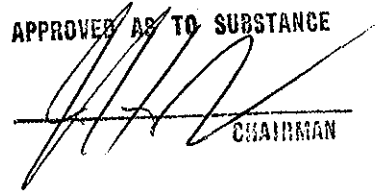
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility to serve a one-story restaurant; 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 drive-through facility, provided the development is constructed consistent with the site and landscape plan dated August 7, 2012 by Watermark Engineering Resources, Ltd. And the building elevations dated July 27, 2012 by Wallin Gomez Architects, Ltd.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Prentice Earl **CAL NO.:** 298-12-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 255 W. 112th Place

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use as set forth by the code; the Board also finds that the applicant shall not accept walk-in clients all clients must be referred to the organization for services; 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 transitional residence, provided it is consistent with the site plan and floor plan dated April 25, 2012 by Kasi Design P.C.

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

APPROVED AS TO SUBSTANCE
[Signature]
DATE: 2/19/13

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

APPLICANT: Westford Development LLC **CAL NO.:** 299-12-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2217 W. Cullom Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front setback from 17.7' to 13' for a proposed two-story single-family residence with basement and detached garage with rooftop deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

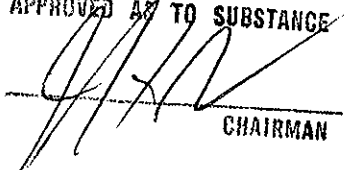
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required front setback to 13' for a proposed two-story single-family residence with basement and detached garage with rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: UBBAR, LLC **CAL NO.:** 300-12-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4717-4759 N. Clifton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required accessory off-site 14-space parking lot to serve a banquet hall/special events facility located at 4713 N. Broadway.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

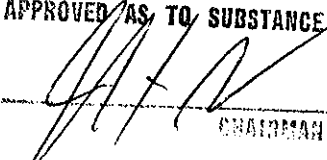
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a required accessory off-site 14-space parking lot to serve a banquet hall/special events facility located at 4713 N. Broadway; 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. .

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: Catholic Charities of the Archdiocese of Chicago **CAL NO.:** 301-12-S

APPEARANCE FOR: Michael Bianchi

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6200-6232 S. Sangamon

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed transitional shelter in an existing two and three-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

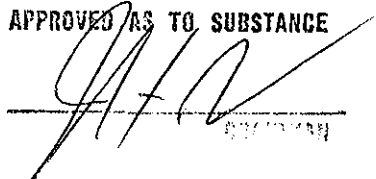
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed transitional shelter, provided it is consistent with the floor plan dated August 17, 2012 by Fitzgerald Earles Architects, Inc. .

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: Kreative Kidz Academy, Inc.

CAL NO.: 302-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 8940-8942 S. Commercial Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required accessory 2-space parking lot to serve a day care center located at 8912 S. Commercial Avenue.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]

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

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

CAL NO.: 303-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 7900 S. Western Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 19, 2012

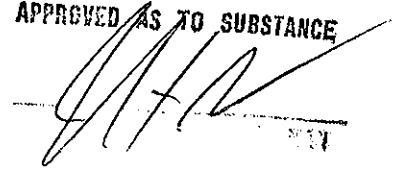
THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



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

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

CAL NO.: 304-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 17, 2012

APPEARANCE AGAINST:

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

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

ACTION OF BOARD-

CASE CONTINUED TO OCTOBER 19, 2012

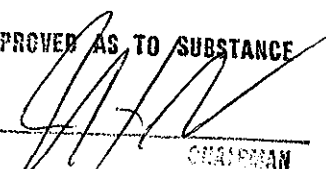
THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Behrooz Moradi

CAL NO.: 305-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 148 W. 43rd Street

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

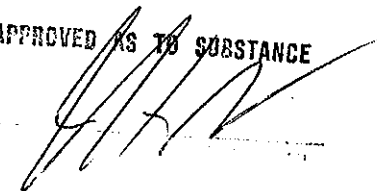
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 19, 2012

THE VOTE

FEB 1 9 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT: Mario & Maria DiPaolo **CAL NO.:** 306-12-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 922 S. Carpenter

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front setback from 20' to 10' for a proposed required accessory off-site parking lot to serve a retail and 11 dwelling unit building located at 1068-72 W. Taylor Street.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

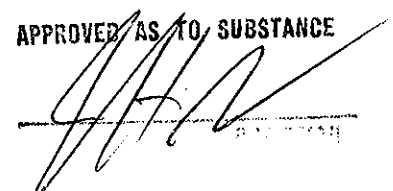
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required front setback to 10' for a proposed required accessory off-site parking lot to serve a retail and 11 dwelling unit building located at 1068-72 W. Taylor Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Public Building Commission **CAL NO.:** 307-12-S
APPEARANCE FOR: Carol Stubblefield **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5624-28 S. Wolcott 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 non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Avenue

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed parking lot provided it is constructed consistent with the landscape plan dated June 15, 2012 by Legat Architects.

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

APPROVED AS TO SUBSTANCE
[Signature]
FEB 19 2013

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

APPLICANT: Public Building Commission **CAL NO.:** 308-12-Z
APPEARANCE FOR: Carol Stubblefield **MINUTES OF MEETING:**
August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5624-5628 S. Wolcott

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front setback from 20' to 8' for a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Street.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

THE RESOLUTION:

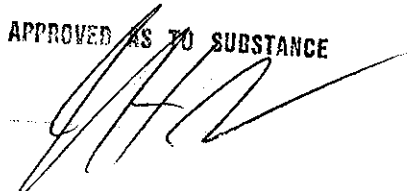
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal. No. 307-12-S, the applicant shall now be permitted to reduce the required front setback to 8' for a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Mary A. Leyland

CAL NO.: 309-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3520 N. Rutherford

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side yard setback to zero; the required north side yard from 4' to 2.97', reduce the required combined side yard setback from 9' to 2.97' for a 9' high x 59.77 linear feet.

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

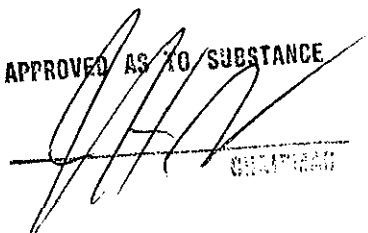
THE VOTE

FEB 1 9 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: Chicago Gold Buyer and Loan Inc.
d/b/a Wedding Bands & Company

CAL NO.: 310-12-S

APPEARANCE FOR: Travis Maisel

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2 N. Wabash Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

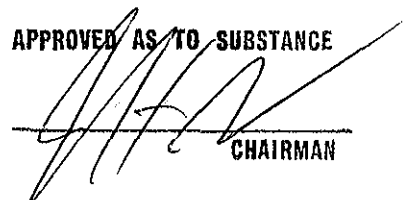
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2012; and

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

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

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: TTD Jewelry and Loan, LLC **CAL NO.:** 311-12-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 August 17, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5200 W. Grand Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 19 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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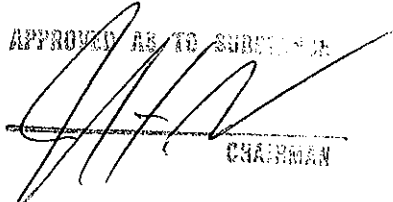
THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Outdoor Impact Inc.

CAL NO.: 312-12-A

APPEARANCE FOR:

MINUTES OF MEETING:

August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2719-21 W. Devon Avenue

NATURE OF REQUEST: Application for an appeal from the decision of the Zoning Administrator in refusing to permit a 300 square feet, 15' high off premise/ advertising sign on a pedestrian sign, within 100' of a residential district and exceeding the maximum total sign area in a B3 zoning district.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 19, 2012

THE VOTE

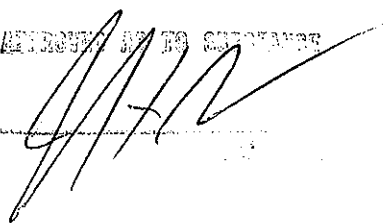
FEB 19 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

MINUTES OF MEETING



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

APPLICANT: Outdoor Impact, Inc.

CAL NO.: 313-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 17, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3333-35 N. Clark Street

NATURE OF REQUEST: Application for an appeal from the decision of the Zoning Administrator in refusing to permit a 504 square feet, 24' high off premise/ advertising sign with in 100' of a residential district and exceeding the maximum total sign area in a B3 zoning district.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 21, 2012

THE VOTE

FEB 19 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN