

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

APPLICANT: California-Diversey, LLC CAL NO.: 50-08-S  
APPEARANCE FOR: James J. Banks MAP NO.: 7-I  
APPEARANCES AGAINST: None MINUTES OF MEETING:  
February 15, 2008  
PREMISES AFFECTED: 2732-54 N. California Avenue/2801-11 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive thru facility in a B1-1 Neighborhood Shopping/B3-1 Community Shopping District.

ACTION OF BOARD--  
APPLICATION APPROVED

THE VOTE

MAR 3 1 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 drug store with a drive thru facility; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Camburas and Theodore, Ltd., dated February 15, 2008, and provided the final landscape plan is approved by the Department of Planning and Development.

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: Foreit Properties, LLC

CAL NO.: 51-08-A

APPEARANCE FOR: James J. Banks

MAP NO.: 16-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 6318-20 S. Greenwood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 7th dwelling unit located in the basement of an existing residential building. A 1983 building permit (#626656) shows six (6) dwelling unit at this location in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

MAR 3 1 2008  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

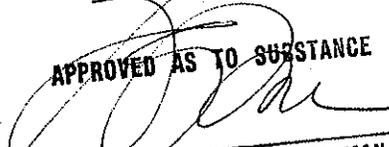
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that they wish to legalize a 7<sup>th</sup> dwelling unit. The appellant stated that he purchased the building with seven dwelling units. He stated that the building was renovated and he did work that was beyond what the permit issued for. The appellant has duplexed one unit into the basement. The Board will permit the appellant to legalize the 7<sup>th</sup> dwelling unit. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Foreit Properties, LLC

CAL NO.: 52-08-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 16-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 6318-20 S. Greenwood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, an expansion of a 1st floor dwelling unit into the basement.

ACTION OF BOARD--  
VARIATION GRANTED

THE VOTE

MAR 3 1 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

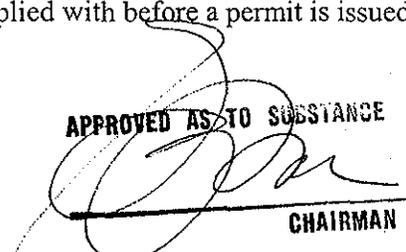
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; and

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 expand a first floor dwelling unit into the basement; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Anthony Duffy

CAL NO.: 53-08-Z

PEARANCE FOR:

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 1646 W. Ontario Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story rear addition to an existing single family residence, with one parking space, whose rear yard shall be 9' instead of 19.6', the combined side yards shall be 3.4' (1.02' on the west and 2.38' on the east) instead of 4.8' and to eliminate the 110 sq. ft. of rear yard open space.

ACTION OF BOARD--  
CASE CONTINUED TO MAY 16, 2008

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Darryl Benson

CAL NO.: 54-08-S

APPEARANCE FOR:

MAP NO.: 18-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 7204 S. Sacramento Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in an RS-2 Residential Single-Unit (Detached House). District.

ACTION OF BOARD--  
CASE CONTINUED TO MAY 16, 2008

THE VOTE

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** Joel Shepherd **CAL NO.:** 55-08-Z  
**APPEARANCE FOR:** Frederick Agustin **MAP NO.:** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008  
**PREMISES AFFECTED:** 2623 N. St. Louis Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing single family residence whose combined side yards shall be 4'-1/8" (7" on the north and 3'5 1/8" on the south) instead of 5.8'.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

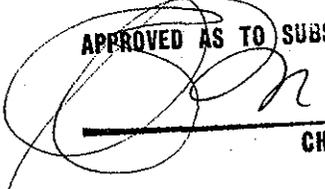
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 construct a 2-story rear addition to an existing single family residence whose combined side yards shall be 4'-1/8" (7" on the north and 3'5 1/8" on the south); 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 be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Steven Miller **CAL NO.:** 56-08-A

**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 20-C

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 8155-59 S. Merrill Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming 8 dwelling unit building in an RS-2 Residential Single-Unit (Detached House) District. The applicant wishes to duplex the both 1st floor dwelling units into the basement.

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

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIBLE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-2 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to rehab the existing building and duplex the first floor units into the basement for additional bedroom space. The Board will permit the Appellant to duplex the 1<sup>st</sup> floor units into the basement. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Jeffrey Michael

**CAL NO.:** 57-08-Z

**APPEARANCE FOR:** Thomas Pikarski

**MAP NO.:** 7-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 2607-09 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 6 dwelling unit building whose front yard shall be 1'-2" instead of 12.96', the required combined side yards shall be 6' (2'-6" on the north and 3'-6" on the south) instead of 10', the rear yard shall be 30'-8" instead of 32.4' and to increase the area of the garage to 1,033 sq. ft. instead of 972 sq. ft. \*

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

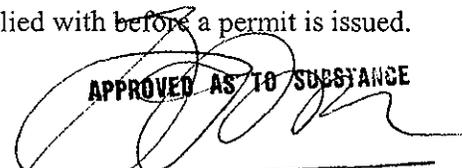
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; and

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 construct a 4-story 6 dwelling unit building whose front yard shall be 1', the required combined side yards shall be 6' (2'-6" on the north and 3'-6" on the south) and the rear yard shall be 30'-8" and to increase the area of the garage to 1,033 sq. ft.; 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 be 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.

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** J.S. Huron, LLC **CAL NO.:** 58-08-A  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008  
**PREMISES AFFECTED:** 1345-47 W. Huron Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3-story 3 dwelling unit addition to an existing 8 dwelling unit building which will provide 4 parking spaces instead of 11 parking spaces in an RM-5.5 Residential Multi-Unit District.

**ACTION OF BOARD--**  
**THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED**

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

APPROVING MEMBER	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

**THE RESOLUTION:**

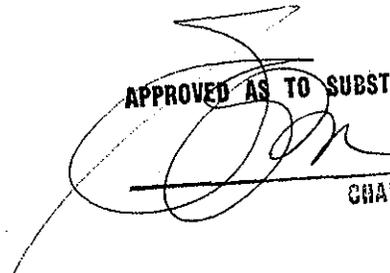
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an RM-5.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant currently has a 4-story 8 dwelling unit building on the west side of a zoning lot. The Appellant wishes to add a 3-story 3 dwelling unit building in order to make one multistory 11 dwelling unit structure. In order to accomplish this project, the appellant must also file a variation which the Board has decided to deny. The denial of the variation will also deny this appeal. The Board finds the Zoning Administrator did not error in not allowing an expansion of a non- conforming 8 dwelling unit building.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** J.S. Huron, LLC

**CAL NO.:** 59-08-Z

**APPEARANCE FOR:** Mark Kupiec

**MAP NO.:** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 1345-47 W. Huron Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, a 3-story 3 dwelling unit addition to an existing 8 dwelling unit building whose east side yard shall be 2' instead of 3.84', the combined side yards shall be 3.6' instead of 9.6, the south front yard shall be zero instead of 20'. The Board may reduce the front yard for parking when the lot is substandard.

**ACTION OF BOARD--**  
**VARIATION DENIED**

**THE VOTE**

**MAR 3 1 2008**

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

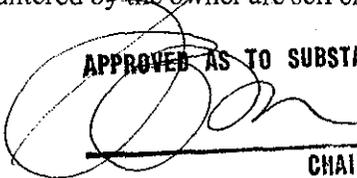
BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 Board notes there is an Appeal ( 58-08-A) filed as a companion to this case. The Board has denied the Appeal. The applicant stated he wished to add a 3-story 3 dwelling unit to the existing 8 dwelling unit building. The new structure will contain 11 dwelling units and it will provide five parking spaces. The applicant stated he needs the variations in order to accommodate the addition. The existing building must maintain a center stair case in order to provide a means of ingress and egress. He stated the variations are compatible with the neighborhood and is not being requested solely to increase the profit when these units are sold. He also stated that he may not receive a reasonable return on his investment unless all 11 dwelling units are constructed. Further, the applicant stated that the circumstances for the variation are unique and that this project will not alter the essential character of the neighborhood. The Board finds that this project will alter the essential character of the neighborhood. There is no surrounding building which will be as tall nor any that contain 11 dwelling units. The applicant changed the zoning of the property to a RM 5.5 from an RS-3 in order to legalize 11 dwelling units. The board takes notice there is no other RM 5.5 within several blocks of this property. The Board finds the practical difficulty and/ or particular hardship was created by the applicant who desires to have 11 dwelling units on this 50, 125, lot. The Board does find this addition will add congestion to the neighborhood by creating 11 dwelling units with only 5 parking spaces. The Board finds the hardships encountered by the owner are self created . The Board will deny the variation request;

**APPROVED AS TO SUBSTANCE**  
  
\_\_\_\_\_  
**CHAIRMAN**

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

**CAL NO.: 59-08-Z**

**MINUTES OF MEETING:  
February 15, 2008**

The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question may yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny a variation in the application of the district regulations of the zoning ordinance

**MAR 3 1 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

APPLICANT: Warren R. Gary CAL NO.: 60-08-Z  
APPEARANCE FOR: Same MAP NO.: 11-H  
APPEARANCES AGAINST: None MINUTES OF MEETING:  
February 15, 2008  
PREMISES AFFECTED: 1944-52 W. Leland Avenue/4700-08 N. Winchester Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3-story rear enclosed porch whose rear yard shall be zero instead of 45.7' and to reduce the north side yard shall be 1'-5" instead of 7'-3".

ACTION OF BOARD--  
VARIATION GRANTED

THE VOTE

MAR 3 1 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

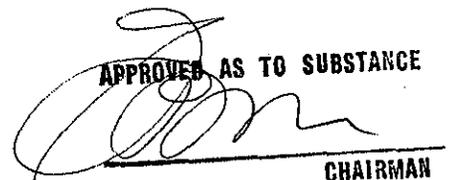
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 construct a 3-story rear enclosed porch whose rear yard shall be zero and to reduce the north side yard shall be 1'-5"; 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 be 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:** 1318 N. Cleaver LLC **CAL NO.:** 61-08-A  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 1314-18 N. Cleaver Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion to the rear building. The deck will be attached to the front south of the rear building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

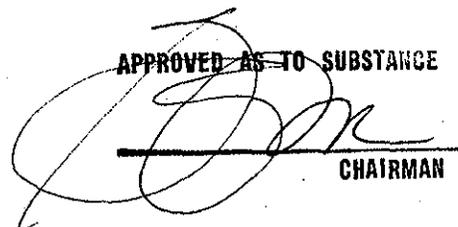
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that they wish to legalize work that was done to the rear coach house decks. A contractor was hired and the work was completed without a permit. The Board will permit the Appellant to legalize the work that was completed. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** 1318 N. Cleaver LLC **CAL NO.:** 62-08-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 1314-18 N. Cleaver Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the enclosure of rear stairs and porches between two existing residential buildings, the north side yard shall be zero instead of 3.84', the rear yard shall be zero instead of 37.5' and to increase the existing area by not more than 604 sq. ft. which is an amount less than 15% of the area which existed prior to the passage of this ordinance.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

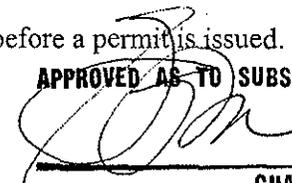
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; and

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 enclose the rear stairs and porches between two existing residential building. The north side yard shall be zero, the rear yard shall be zero and the existing area may be increased by not more than 604 sq. ft which is less than 15% of the area which existed prior to the passage of this ordinance. 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 be 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:** Kimon Gabrielatos **CAL NO.:** 63-08-A  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008  
**PREMISES AFFECTED:** 1717-21 N. Ashland Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to convert 2 signs measuring 12' x 20' each (480 sq. ft. in total) into one 432 sq. ft. sign in an M1-2 Limited Manufacturing/Business Park District. These signs are allowed for on premise business identification only.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

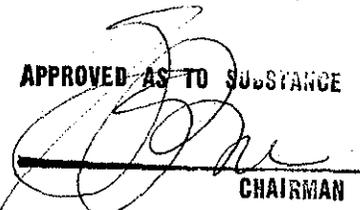
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an M1-2 Limited Manufacturing/Business Park District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant stated that he wishes to convert 2 existing signs for his business into one sign that will remain a business identification sign. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision. The new sign will measure no more 432 square feet.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

APPLICANT: Benefit Cosmetics

CAL NO.: 64-08-S

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 3450 N. Southport Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

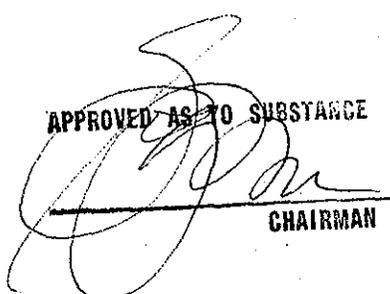
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

MAR 9 1 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Avi Ron

CAL NO.: 65-08-A

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 1801 W. School Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow for the substitution of use for dwelling unit on the 1st floor for a former tavern in an RS-3 Residential Single-Unit (Detached House) District. There are 4 existing dwelling units in this building.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

MAR 3 1 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Avi Ron

CAL NO.: 66-08-Z

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 1801 W. School Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2 and 3-story rear porch whose combined side yards shall be zero on each side instead of 5.79' with neither yard less than 2'.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE:  
  
CHAIRMAN

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

**APPLICANT:** Fresh Cutz, Inc. **CAL NO.:** 67-08-S  
**APPEARANCE FOR:** Same **MAP NO.:** 2-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 518 S. Laramie Avenue  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a barber shop and beauty salon within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-2 Community Shopping District.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

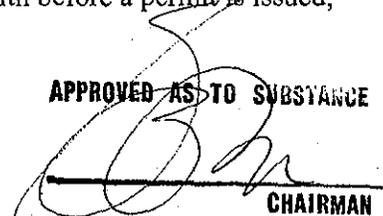
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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

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

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Labor Ready Midwest, Inc. **CAL NO.:** 68-08-S  
**APPEARANCE FOR:** Scott Borstein **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** J. Dugan, Nancy Meyerson, Bob Skutnick **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 4830-34 N. Sheridan Road  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in a B3-2 Community Shopping District.

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

**THE VOTE**

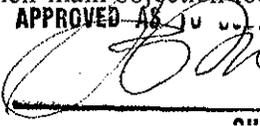
**MAR 31 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 will report back to the Board for review every two years from the time stamp on this resolution. The applicant is a national company which finds temporary work for people who have been previously interviewed and screened. The applicant currently operates one location on the south side of Chicago and the other location is in the suburbs. People who are interested in employment will come to this location, they will be interviewed and if accepted each applicant will be called back only on the day of work. These individuals are also screened for sex offenses which then disqualifies them for employment. The typical worker will be placed in the field of construction, landscaping and the hospitality industry. The applicant stated that when people are assigned to jobs they may come to the location or they may leave directly from their homes. The applicant does not allow people to be loitering in front or near the entrance to the building. Workers will return to the site each to receive their paychecks. The local Bank of America will cash these checks. This site will operate from 5:30 AM- 5:30 PM six days a week. The number of prospective individuals will range from 30 to 40 people in the winter and 50-60 people in the summer. The majority of the jobs are within one mile of the site. Based on their experience of their other locations there may be 5-10 people waiting at the time the office opens at 5:30 A.M. The applicant's appraiser stated that there is no similar use within one mile of the site. The block in which the office will be located is commercial in nature and in his opinion would not have a negative impact nor would it be out of character with the neighborhood. He also stated that the day labor facility will fulfill a need in the neighborhood. The Alderman believed the same and stated that there is a low income apartment complex across the street which will provide workers for this service. The appraiser noted that this site has been vacant for at least two years and a tenant would always improve the character of a retail/ service block. The Department of Planning and Development has no objection to the projection. There were a number of people stating that their objection to the project. Their main objection focused on the prospective employees coming into the

APPROVED AS TO FORMS  


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

CAL NO.: 68-08-Z

MINUTES OF MEETING:  
February 15, 2008

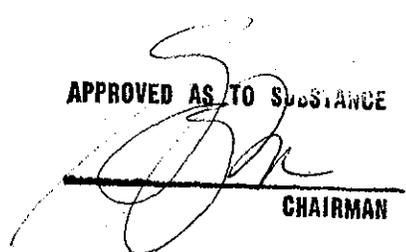
neighborhood which contains a Boys and Girls Club across the street and an elementary school within walking distance of the day labor site. The objectors believe that this group of people coming to the neighborhood posed a threat to the children of the neighborhood. A Board member asked if the objectors had any evidence to show that the day laborers or the office provide services to people that are in fact a threat to children. The objector's stated that this particular point was based on their opinion. One objector stated that the parent company has had incidents of not paying a living wage and the company has been fined by the United States government for violations in another state. The objectors maintain their safety is at risk from this type of use. Alderman Helen Shiller stated that she was in favor of this use. She did not believe that people in her ward would not avail themselves of this service. She stated that many of her constituents will use the service. The Alderman has presented a 20-point letter which the Zoning Board of Appeals will incorporate by reference and make part of this resolution which the applicant shall be required to comply with as a condition of its operation; 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 Planning and Development has no objection to the establishment of the proposed day laborer employment agency at this location. The Board also finds that the applicant must comply with the following recommendations by Alderman Shiller as follows:~~

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

  
CHAIRMAN



**CITY COUNCIL**  
**CITY OF CHICAGO**  
**COUNCIL CHAMBER**

EDUCATION ROOM  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602

**HELEN SHILLER**  
ALDERMAN, 46TH WARD  
4544 NORTH BROADWAY  
CHICAGO, ILLINOIS 60640  
TELEPHONE: 773-878-4646  
FAX: 773-878-4620  
Mail: ward46@city-of-chicago.org

**COMMITTEE MEMBERSHIPS**

BUILDINGS  
COMMITTEE RULES AND ETHICS  
FINANCE  
HEALTH  
HOUSING AND REAL ESTATE  
HUMAN RELATIONS  
CHAIRPERSON,  
SUB-COMMITTEE ON DOMESTIC VIOLENCE  
LICENSES AND  
CONSUMER PROTECTION

**MAR 31 2008**

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

February 15, 2008

Zoning Board of Appeals

Recommendations for Inclusion in Approval of Special Use Application Submitted by  
Labor Ready, 4830 N Sheridan Rd.

1. ~~There will be no loitering in front of or near the location prior to or during Labor Ready's business hours. Employees should be at the branch 20 minutes prior to opening their doors.~~
2. Labor Ready will install front and rear outdoor 24/7 CCTV equipment; tapes will be retained for a period of time consistent with Chicago Police Department policy.
3. Labor Ready will provide 24/7 local contact numbers for a Chicago based management team.
4. No cash will be dispensed at the location.
5. The outdoor rear area of the building will be enclosed by a fence. The fence shall be covered to eliminate full view of activities on the property and will be electronically self-closing.
6. Smoking will not be allowed in front of the building per City and State laws. The only smoking will be in a designated outdoor area in the rear of the building in accordance with said laws.
7. Labor Ready will only refer to itself by name on exterior signage.
8. Labor Ready will not post "help wanted" signs in the windows.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

CAL NO.: 59-08-Z

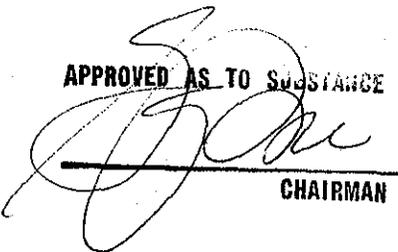
MINUTES OF MEETING:  
February 15, 2008

9. Labor Ready will install blinds on the windows of the facility.
10. No portable or temporary toilets will be located outside in the rear of the building.
11. Illegal parking on Sheridan or surrounding streets and alleyways by Labor Ready employees or applicants will not be tolerated. There will be no trespassing or parking in Sheridan Grande or shopping mall lots.
12. Labor Ready vans will not be illegally parked on Sheridan or in the alley. All worker loading and unloading will be performed in the rear of the building or leased properties. Vehicles will not idle excessively. The playing of loud music will be prohibited.
13. Local noise and nuisance ordinances will be prominently posted inside the office.
14. Bicycle racks will be installed in the outdoor rear area of the property. The number shall be sufficient for applicant use.
15. Labor Ready will screen prospective employees. Those failing the initial screening will be barred from re-applying for work for one year. Those on the sex offender list will not at any time be placed through this branch office.
16. Labor Ready personnel will attend monthly CAPS meeting.
17. Labor Ready will collaborate with area social service organizations, including creating a fund for CTA passes in conjunction with existing social service organizations.
18. Designated management members of Labor Ready will meet with Neighbors Opposed to Labor Ready, Organization of the North East (ONE), other interested community organizations and representatives of Alderman Shiller's office as requested to address compliance issues and other topics of concern.
19. Labor Ready vans are to be insured, licensed and inspected as Illinois commercial vehicles and display valid City of Chicago vehicle stickers. Drivers will be required to have applicable Illinois CDL classifications for public transport for hire.
20. Labor Ready will abide by their Good Neighbor Agreement with ONE.

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

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

**APPLICANT:** Highland Park CVS, LLC **CAL NO.:** 69-08-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3649 N. Central Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive thru in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

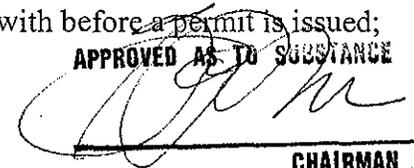
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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 drug store with a drive thru facility; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on the neighborhood. The testimony of the applicant was that the use was necessary for the public convenience; 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 Planning and Development recommends approval of the proposed drive-through facility, provided construction is consistent with the layout and design as illustrated on the site plan dated November 5, 2007, prepared by V3 Companies, and the elevation drawings dated February 15, 2008, as prepared by Archideas, and provided the final landscape plan is approved by the Department of Planning and Development.

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:** Teen Living Programs, Inc.

**CAL NO.:** 70-08-S

**APPEARANCE FOR:** Jessica Boudreau

**MAP NO.:** 8-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3739 S. Indiana Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 1 private passenger automobiles and 4 bicycle spaces, in an RM-5 Residential Multi-Unit District, to serve the transitional shelter located at 3745 S. Indiana.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

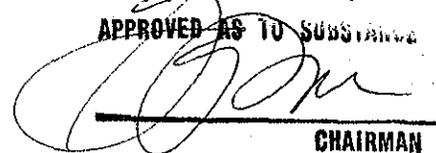
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot to serve a transitional shelter located at 3745 S. Indiana. The testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on the neighborhood. The Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking spaces at 3739 S. Indiana Avenue, provided that the number of parking spaces is increased to four. This will comply with the Department's revised parking determination, dated February 13, 2008.

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:** Broadway 3012 LLC

**CAL NO.:** 71-08-Z

**APPEARANCE FOR:** Joseph Gattuso

**MAP NO.:** 7-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3030 N. Broadway

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 5-story 53 dwelling unit and commercial unit building whose rear yard shall be zero instead of 30', on floors containing residential units, the north side yard shall be zero instead of 5' to reduce the rear yard to zero (on residential floors abutting the side lot line of a residential property) and to permit vehicular traffic to a Pedestrian Retail street.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

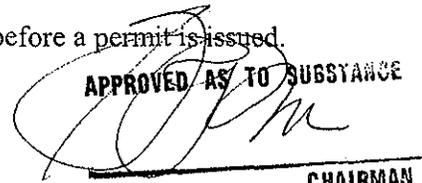
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; and

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 construct a 5-story 53 dwelling unit and commercial unit building whose rear yard shall be zero ,on floors containing residential units, the north side yard shall be zero , to reduce the rear yard (on residential floors abutting the side lot line of a residential property) and to permit vehicular traffic to a Pedestrian Retail 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 be 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 t 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:** Broadway 3012 LLC

**CAL NO.:** '72-08-S

**APPEARANCE FOR:** Joseph Gattuso

**MAP NO.:** 7-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3030 N. Broadway

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 5-story 53 dwelling unit and commercial building with additional 25 non-accessory parking spaces within a 194 space garage in a B3-3 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

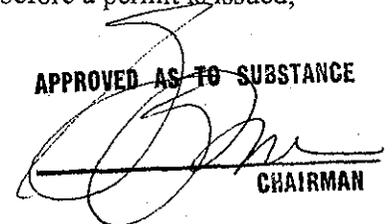
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 5-story 53 dwelling unit and commercial building with additional 25 non-accessory parking spaces within a 194 space garage; 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 Planning and Development recommends approval of the proposed twenty-five non-accessory parking spaces, provided they are located in the basement level.

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:** Prairie Material Sales Inc. **CAL NO.:** 73-08-S  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 3-G  
**APPEARANCES AGAINST:** Robert Sherwin, Michael Dickler, **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 835 N. Peoria Street  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of the use of hazardous materials in a M1-1 Limited Manufacturing/Business Park District.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

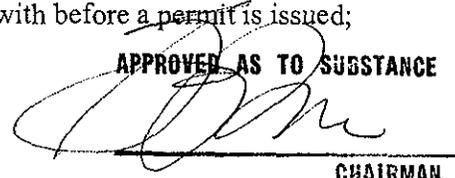
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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 objectors in this matter stated that they are concerned about what type of materials would be stored at this facility. They feel that the storage of hazardous material presents a danger to the surrounding residential neighborhood. The Board will permit the applicant to continue to store hazardous material at this location provided that the only material stored will be gasoline and that the capacity for storage will not be increased from the current capacity of the existing underground tanks. The testimony of the appraiser was that the use would not pose a danger to the surrounding community and is in character with the area ; 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 Planning and Development recommends approval of the proposed fuel storage at this location provided that it is accessory to the principal use only.

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: Prairie Material Sales Inc.

CAL NO.: '74-08-S

APPEARANCE FOR:

MAP NO.: 22-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 9110 S. Green Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment for the storage of hazardous material in a PMD-5 Planned Manufacturing District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 18, 2008

THE VOTE

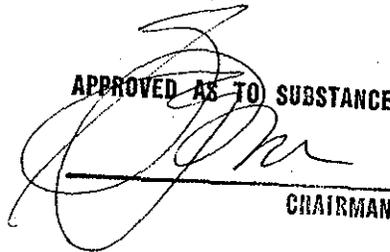
BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Prairie Material Sales Inc. **CAL NO.:** 75-08-S  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 6-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 2300 S. Throop Street  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment for the storage of hazardous material in a PMD-1 Planned Manufacturing District.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 hazardous material storage facility; the testimony of the appraiser was that the use is not out of character for the area and that it would not have a negative impact on the surrounding community; 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 Planning and Development recommends approval of the proposed fuel storage at this location provided that it is accessory to the principal use only.

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:** Prairie Material Sales Inc.

**CAL NO.:** 76-08-S

**APPEARANCE FOR:** John Fritchey

**MAP NO.:** 9-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3316 N. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a hazardous materials in a PMD-14 Planned Manufacturing District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 31 2008**

**CITY OF CHICAGO**  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

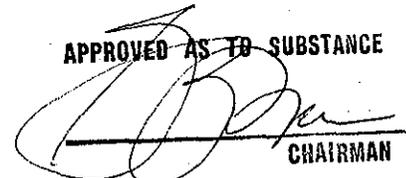
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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 hazardous material storage facility; the testimony of the appraiser was that the use is not out of character for the area and that it would not have a negative impact on the surrounding community; 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 Planning and Development recommends approval of the proposed fuel storage at this location provided that it is accessory to the principal use only.

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: Prairie Material Sales Inc.

CAL NO.: 77-08-S

APPEARANCE FOR: John Fritchey

MAP NO.: 8-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 3300 S. California Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a hazardous materials in a M3-3 Heavy Industry District.

ACTION OF BOARD--  
APPLICATION APPROVED

THE VOTE

MAR 3 1 2008  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

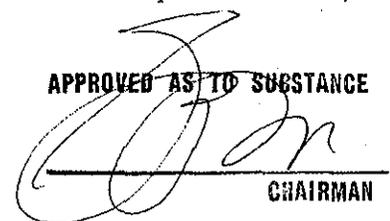
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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 hazardous material storage facility; the testimony of the appraiser was that the use is not out of character for the area and that it would not have a negative impact on the surrounding community; 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 Planning and Development recommends approval of the proposed fuel storage at this location provided that it is accessory to the principal use only.

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:** Rags2Riches d/b/a The Alley

**CAL NO.:** '78-08-S

**APPEARANCE FOR:** John Fritchey

**MAP NO.:** 9-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3226 N. Clark Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed tattoo parlor in a B3-3 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 31 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

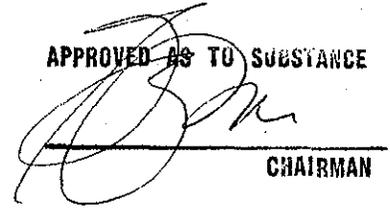
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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

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

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:** Turkish American Cultural Alliance      **CAL NO.:** 79-08-S  
**APPEARANCE FOR:** Same      **MAP NO.:** 9-N  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 3845 N. Harlem Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed community center in an existing 1-story building in a B3-1 Community Shopping District.

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

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 community center. The testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on the neighborhood ;the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Yuan Y. Mei

**CAL NO.:** 80-08-A

**APPEARANCE FOR:** Mable Moy

**MAP NO.:** 6-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 2241 S. Wentworth Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the retail sales of deadly weapons in a B3-3 Community Shopping District. The appellant claims the items are only reproduction of the weapons and are sold for decoration only.

**ACTION OF BOARD--**

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

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

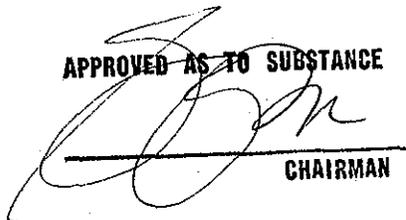
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that she is moving her business to a new store front. She stated that she has sold the items in question at the previous location for the past eight years. The appellant stated that she operates a furniture store at her new location. She stated that the items that are in question in this matter are sold for decorative purposes only. The Board will permit the appellant to sell these items. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

APPLICANT: Mercy Housing Lakefront

CAL NO.: 81-08-A

APPEARANCE FOR:

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 4727 N. Malden Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 86 single room occupancy unit building (permit #729377 in 1991) to be converted into 77 single family occupancy units and 6 dwelling units in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There will be no parking and the current ordinance requires parking for each new dwelling unit which is created.

ACTION OF BOARD--  
WITHDRAWN ON MOTION OF THE APPLICANT

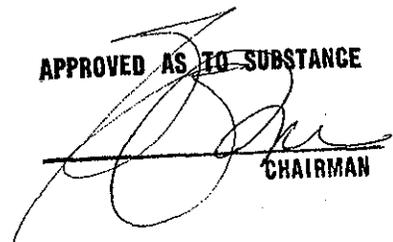
THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Ethael Purham **CAL NO.:** '82-08-A

**APPEARANCE FOR:** Same **MAP NO.:** 16-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 1010 W. 64th Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of the rear residential building with an open porch in an RS-3 Residential Single-Unit (Detached House) District.

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

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

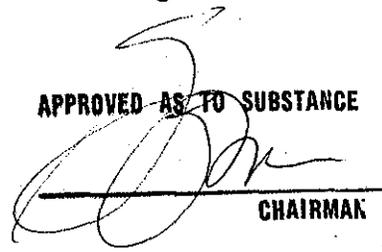
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that she wishes to replace the stairs at the rear of her building. She stated that the current porch and stairs are in disrepair and need to be placed. She stated that the new stairs and porches would be the same size as the current porches. The Board will permit the Appellant to replace the existing porch. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

APPLICANT: Mark Youngquist

CAL NO.: 83-08-A

APPEARANCE FOR: Greg Marshall

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 1921 W. Potomac Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a set of front concrete stairs and new opening to the basement in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

BRIAN L CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

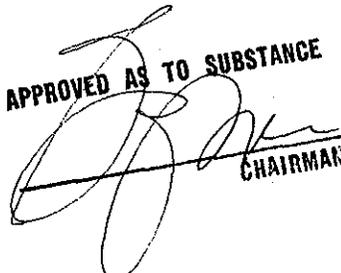
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that he wishes to add a stair case and a point of ingress to access the basement at the front of the building. There is currently no other exterior access to the basement. The decision of the Zoning Administrator is reversed and the Board will permit the Appellant to add a point of ingress and a stairs to access the basement. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Mark Youngquist  
**APPEARANCE FOR:** Greg Marshall  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED:** 1921 W. Potomac Avenue

**CAL NO.:** 84-08-Z

**MAP NO.:** 3-H

**MINUTES OF MEETING:**  
February 15, 2008

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2nd floor addition whose rear yard shall be 3.49' instead of 34.72', the east side yard shall be 1'-2 1/2" instead of 2'.

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

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

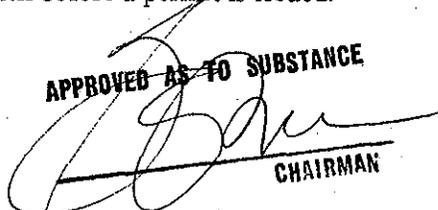
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 construct a 2nd floor addition whose rear yard shall be 3.49' instead of 34.72', the east side yard shall be 1'-2 1/2" ; 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 be 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:** Michael Gurgone

**CAL NO.:** 85-08-S

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 16-D

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 6456-60 S. Greenwood Avenue/1032-40 E. 65th Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a residential use below the 2nd floor in a B1-2 Neighborhood Shopping District. The 1st floor space requires a minimum of 200 sq. ft. in order to be used as commercial use and has been built at only 140 sq. ft. The Board has no authority to reduce the minimum square footage of commercial space.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

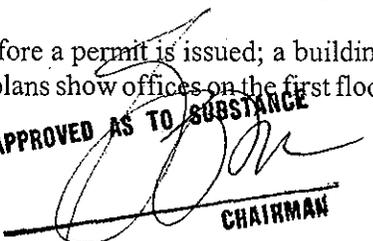
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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; the testimony of the appraiser stated that the use is compatible with the surrounding community and is not out of character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor residential use.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; a building permit shall be obtained to designate the first floor use to be residential use. The approved plans show offices on the first floor and this use must be changed to comply with the Board's decision.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** A Gresham Plaza Retail LLC **CAL NO.:** '86-08-S

**APPEARANCE FOR:** Scott Borstein **MAP NO.:** 20-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** February 15, 2008

**PREMISES AFFECTED:** 7932-56 S. Racine Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed drive thru facility within a fast food retail facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
RECUSED		

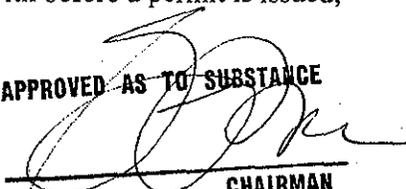
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 thru facility within a fast food retail facility; 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 Planning and Development recommends approval of the proposed drive-through facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by JEK Architects, dated February 15, 2008, and provided the final landscape plan is approved by the Department of Planning and Development.

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:** Lockwood Development, Inc **CAL NO.:** 87-08-Z  
**APPEARANCE FOR:** James Stola **MAP NO.:** 2-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008  
**PREMISES AFFECTED:** 4135 W. Monroe Street  
**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot, the existing 3 dwelling building shall have zero side yards instead of a combined 5'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

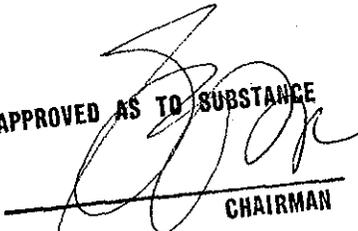
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 divide an improved zoning lot. The existing 3 dwelling unit shall have zero side yards; 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 be 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: Grace Temple Holiness Church

CAL NO.: '88-08-A

APPEARANCE FOR:

MAP NO.: 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 15, 2008

PREMISES AFFECTED: 938 W. 69th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow retail sales of candy and sundaes from the church property in a RS-3 Residential Single-Unit (Detached House) District. There is no evidence that the church is lawfully established.

ACTION OF BOARD--  
CASE CONTINUED TO MAY 16, 2008

THE VOTE

MAR 31 2008

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

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:** Center Construction Corp. **CAL NO.:** 89-08-S  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 10-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 117 E. 42nd Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 7 private passenger automobiles, in an RM-6 Residential Multi-Unit District, to serve the residential building located at 4201 S. Michigan.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

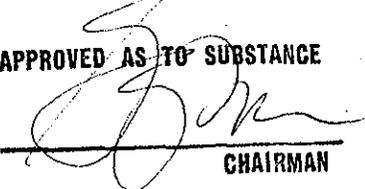
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 off site accessory parking lot for 7 private passenger automobiles to serve the residential building located at 4201 S. Michigan. 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 Planning and Development recommends approval of the off-site accessory parking.

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:** Center Construction Corp. **CAL NO.:** 90-08-Z  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 10-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 117 E. 42nd Street  
**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-6 Residential Multi-Unit District, an existing carport whose east side yard shall be zero instead of 2.3'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 31 2008  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

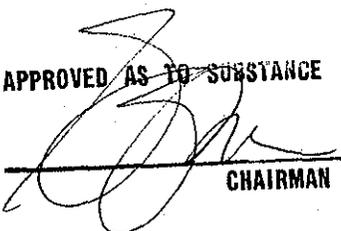
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 carport whose east side yard shall be zero; 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 be 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:** Center Construction Corp. **CAL NO.:** 91-08-Z  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 10-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 4200 S. Indiana Avenue/125 E. 42nd Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-6 Residential Multi-Unit District, a proposed 4-story 24 dwelling unit building whose front yard shall be 3' instead of 12', south side yard shall be 3' instead of 10' on a reverse corner lot, the rear yard shall be 1' instead of 41.35'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 31 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

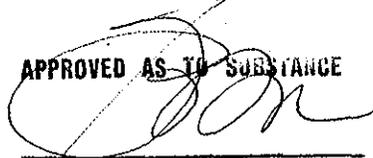
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; 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 construct a 4-story 24 dwelling unit building whose front yard shall be 3', south side yard shall be 3' on a reverse corner lot, the rear yard shall be 1' ; 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 be 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:** Tai Tran/Sky Nails **CAL NO.:** '92-08-S  
**APPEARANCE FOR:** Lisa Marino **MAP NO.:** 7-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008  
**PREMISES AFFECTED:** 6845 W. Belmont Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

**THE RESOLUTION:**

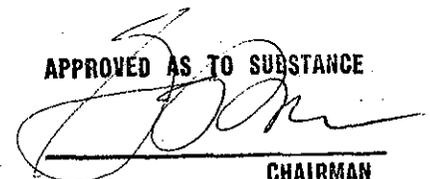
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and 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:** American Eagle Bank of Chicago **CAL NO.:** 93-08-A  
**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 1601 W. Superior Street/722 N. Ashland Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow required accessory parking to be accessed with a 14 foot separation aisle. The applicant has set parking at 52.5 degree with a 14 foot aisle. Section 17-10-101 (Dimensions) states unless other wise expressly stated off-street parking areas must comply with the following standards. Parking angle (45 degrees-12ft, 60 degrees-16ft, 90 degrees-22ft) require. The Department of Zoning states that any parking at less than 60 degree but not at 45 degree requires at 16 foot aisle in a C2-3 Commercial, Manufacturing and Employment District.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

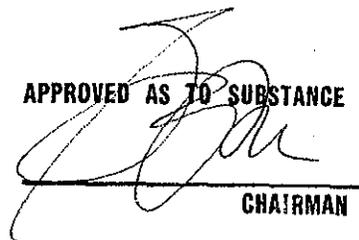
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Board has reviewed the request for angled parking. The Board finds that the language in the Ordinance is open to interpretation and is not mandatory language. The Board finds that the angle and aisle with are sufficient and will permit the appellant to establish parking at 52.5° and an aisle width of 14'. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** American Eagle Bank of Chicago **CAL NO.:** '94-08-S  
**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 1601 W. Superior Street/722 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 15 dwelling unit building with a bank and drive thru facility in a C2-3 Commercial, Manufacturing and Employment District.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

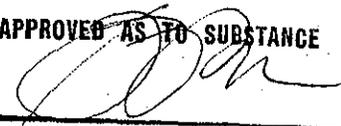
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 28, 2008; 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 15 dwelling unit building with a bank and drive thru facility; 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 Planning and Development recommends approval of the proposed drive-through facility, provided construction is consistent with layout and design as illustrated on the site plan and elevation drawings prepared by Mayer Jeffers Gillespie Architects, dated August 11, 2007, and provided the applicant complies with the landscaping and fencing requirements of the Chicago Landscape Ordinance.

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:** American Eagle Bank of Chicago **CAL NO.:** 95-08-Z

**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 1-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 1601 W. Superior Street/722 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C2-3 Commercial, Manufacturing and Employment District, a proposed 5-story 15 dwelling unit and commercial building (on a reverse corner lot) whose north corner lot set back shall be zero instead of 9.66', the west residential rear yard shall be 20' instead of 30'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 5-story 15 dwelling unit and commercial building (on a reverse corner lot) whose north corner lot set back shall be zero, the west residential rear yard shall be 20'; 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 be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
\_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** American Eagle Bank of Chicago **CAL NO.:** 96-08-Z  
**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 1606-08 W. Huron Street  
**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C2-3 Commercial, Manufacturing and Employment District, a proposed 5-story 18 dwelling unit building whose west residential rear yard shall be 17' instead of 30', the south side yard set back (on a reverse corner lot) shall be zero instead of 9.61'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

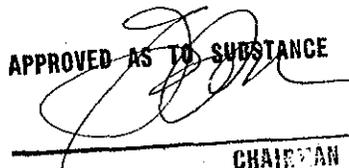
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 28, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 5-story 18 dwelling unit building whose west residential rear yard shall be 17', the south side yard set back (on a reverse corner lot) shall be zero; 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 be 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:** Mark IV Realty

**CAL NO.:** 97-08-A

**APPEARANCE FOR:** Endy Zemenides

**MAP NO.:** 5-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 1830 N. Besly Court

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the replacement of an existing, two sided changing image on premise, sign with new changing image signs in a PMD-2 Planned Manufacturing District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

**MAR 3 1 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

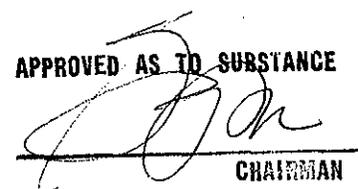
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008; and

WHEREAS, the district maps show that the premises is located in an PMD-2 Planned Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that they wish to replace two existing changing image signs with two new changing image signs. The Appellant stated that they are replacing the existing signs with two new signs that operate with updated technology. The sign sizes will not increase in size (square footage) and there will be no flashing images. The Board will permit the Appellant to replace the existing signs with two new static image signs. A permit shall be obtained to memorialize the Board's decision in this matter.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Teen Living Programs, Inc.

**CAL NO.:** '03-08-S

**APPEARANCE FOR:** Jessica Boudreau

**MAP NO.:** 8-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 3745 S. Indiana Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed transitional shelter for 32 people in an RM-5 Residential Multi-Unit District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

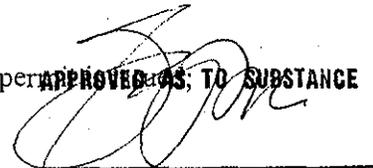
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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 for 32 people. The testimony of the appraiser was the use would not be out of character for the community; per the agreement between the Department of Planning and Development and the applicant within 18 months of the issuance of the Certificate of Occupancy for the new facility ( entitled by this special use), the Applicant shall submit an application for a demolition permit for the old facility ( located on the northern adjacent lot). Failure to submit a demolition application as stated herein, or seek an amendment to this Special Use prior thereto, shall result in this Special Permit lapsing and becoming null and void; the following 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 Planning and Development recommends approval of the proposed transitional shelter, provided construction is consistent with the layout as illustrated on the site/landscape plan dated February 15, 2008, prepared by Hartshorne Plunkard Architecture, and provided the final landscape plan is approved by the Department of Planning and Development.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued **APPROVED AS TO SUBSTANCE**

**53 OF 57 MINUTES**



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

**APPLICANT:** Teen Living Programs, Inc. **CAL NO.:** 04-08-Z  
**APPEARANCE FOR:** Jessica Boudreau **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 3745 S. Indiana Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story transitional residence whose combined side yards shall be 3' (zero on the north and 3' on the south) instead of 8.6' with neither yard less than 3'-6", the front yard shall be 8'-4" instead of 15', the rear yard shall be 14'-6" instead of 37'-3".

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

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

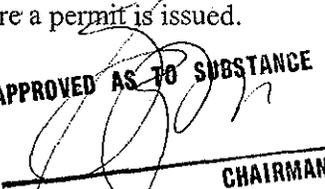
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; 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 construct a 3-story transitional residence whose combined side yards shall be 3' (zero on the north and 3' on the south), the front yard shall be 8'-4", the rear yard shall be 14'-6"; 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 be 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:** Paxson Communications of Chicago-38, Inc. **CAL NO.:** 480-07-S

**APPEARANCE FOR:** Mark Nora **MAP NO.:** 2-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 328 S. Jefferson Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed roof mounted satellite disc antennas which exceeds 16 feet in height above the building and which is also in excess of 3 meters in diameter in a DX-7 Downtown Mixed-Use District.

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

**THE VOTE**

**MAR 3 1 2008**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

**THE RESOLUTION:**

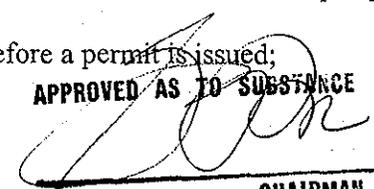
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

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 install a roof mounted satellite disc antennas which exceeds 16 feet in height above the building and which is also in excess of 3 meters in diameter; the testimony of the appraiser was that the use was not out of character with the community and would not have a negative impact on the neighborhood. The Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed mounted satellite disc antennas provided they are set back 15 feet from the parapet.

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:** Rogo Entertainment, Inc. **CAL NO.:** 508-07-S  
**APPEARANCE FOR:** Same **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 15, 2008  
**PREMISES AFFECTED:** 1511 W. Balmoral Avenue  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an outside patio for an existing tavern in a B3-2 Community Shopping District.

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

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

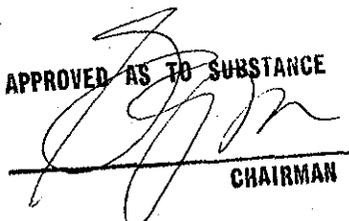
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outside patio for an exiting tavern; 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 Planning and Development recommends approval of the establishment of the proposed outside patio.

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:** Charlie Powell

**CAL NO.:** 510-07-S

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 18-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 15, 2008

**PREMISES AFFECTED:** 7120 S. Normal Boulevard

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 3 1 2008**

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

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

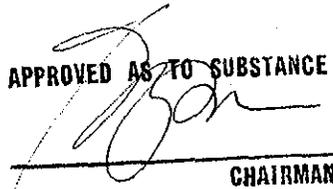
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2007; 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 shelter at this location; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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**

**MINUTES OF MEETING**

Date: march 28, 2008

Cal. No. 219-07-S

Curtis Watson, representative for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a religious facility, on premises located at 1546 W. 87<sup>th</sup> Street. The special use was approved by the Zoning Board of Appeals on May 18, 2007 in Cal. No. 199-07-S .

Mr. Watson stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

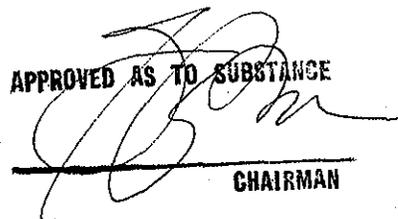
Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to June 20, 2009. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabe-Miele, DeJesus, Swain. Nays- None

**MAR 31 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**MINUTES OF MEETING**

Date: March 28, 2008

Cal. No. 157-07-S

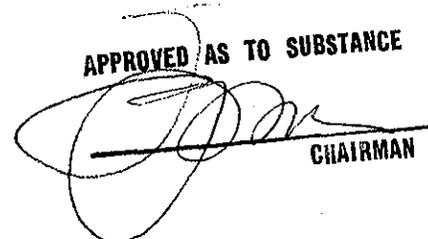
Richard Baker, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a religious facility, on premises located at 1601 S. Wabash/ 57 E. 16<sup>th</sup> Street. The special use was approved by the Zoning Board of Appeals on April 20, 2007 in Cal. No. 157-07-S .

Mr. Baker stated the project had been in the negotiation with the Department of Planning and Development for a land swap which did not come to fruition. The applicant would like to now proceed with the special use at the approved location. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to June 20, 2009. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabe-Miele, DeJesus, Swain. Nays- None

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

**APPLICANT:** Thomas J. Murphy **CAL NO.:** 363-06-AZ  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 9-J  
**APPEARANCES AGAINST:** Pat Clark, George Clark, Brian White **MINUTES OF MEETING:**  
September 15, 2006  
**PREMISES AFFECTED:** 3827 N. Monticello Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing the division of an improved zoning lot into two 32.5' x 124' lots. The proposed lots do not meet the minimum lot frontage 33.5' (§ -2-0302-A) nor does each lot meet the predominant lot area which is 4,185 sq. ft.(§ 17-2-0301-B). Each new lot would have only 4,062 sq. ft. in an RS-2 Residential Single-Unit (Detached House) District. The appellant claims there is a variation to reduce the lot area. There is no variation to reduce predominant frontage.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR TO DENY THE DIVISION OF AN IMPROVED ZONING LOT IS AFFIRMED.

**THE VOTE**

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	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

**THE RESOLUTION:**

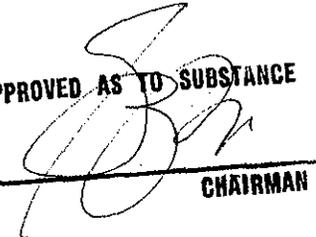
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006; and

WHEREAS, the district maps show that the premises is located in an RS-2 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Circuit Court of Cook county has asked the Board to clarify its decision and to explain its actions. The Board first voted to affirm the Zoning Administrators decision to deny the division of an improved zoning lot. The Boards vote was five votes to affirm the Zoning Administrator's denial. The Board is aware of Ganley v. City of Chicago ( 1974) (18 Ill. App 3d. 248, 309 N.E. 2d 653). This case held that an improved zoning lot may be later divided without complying with the requirements of the current zoning code.

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The code requires at § 17-17-0301: No improved zoning lot may be divided into 2 or more zoning lots and no portion of any improved zoning lot may be sold unless all improved zoning lots resulting from the division or sale comply with all the applicable bulk regulations of the zoning district in which the property is located. § All development in R districts is subject to the following minimum lot area standards except as expressly allowed in Sec. 17-2-0301-B:

**Contextual Standard for RS1 and RS2 Districts**

In the RS1 and RS2 districts, when more than 50% of similarly zoned lots on a block face have a minimum lot area per unit less than prescribed in Sec. 17-2-0301-A, the minimum lot area per dwelling unit standard will be established based on the predominant lot area of all zoning lots fronting on the block face. In no case, however, may the minimum lot area established pursuant to this contextual standard be less than 3,750 square feet.

**17-2-0302-A Minimum Lot Frontage Standards**

Except as expressly allowed in Sec. 17-2-0302-B, all lots in RS1 and RS2 districts must have a minimum lot frontage of 25 feet or the predominant lot frontage of similarly zoned lots on the same block face, whichever is greater. (See Sec. 17-2-0303 for rules governing the measurement of lot frontage.)

The Board finds the improved zoning lot here does not revert back to two lots of record because the two new lots do not comply with § 17-2-0301-B (predominant lot area) and predominant lot frontage of § 17-2-0302-A. The applicant admitted the division would not produce two lots which conform to the predominant lot frontage. The Board also finds these new lots do not comply with § 17-2-0301-B.

The Board has reviewed the Official Denial of Zoning Certification. The descriptive statement is :  
The applicant seeks an appeal to the decision of the Zoning Administrator to allow the sub-division of one zoning lot measuring 65.03' x 125.00 into two zoning lots measuring each at 32.50' x 125.00' which does not meet predominant minimum lots area of the lot fronting on the same side of the block face and also does not meet the minimum lot frontage of the predominant lot frontage of similarly zoned lots on the same side of the block face.

Application Not Approved

Request Certification does not conform with section(s) 17-2-0301-B, 17-2-0302-B of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago.

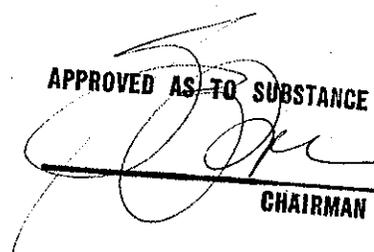
This is not the language nor sections of an approved variation. The Board notes application and notice to the public claims

“ Description of Case ( Include all language stated in the denial notice)

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The applicant seeks a variation to the decision of the Zoning Administrator to allow the sub-division of one zoning lot measuring 65.03' x 125.00' into two zoning lots measuring 32.50' x 125.00' which does not meet the predominant minimum lot area of the fronting on the same side of the block face and also does not meet the minimum lot frontage of the predominant lot frontage of similarly zoned lots on the same side of the block face”.

“ I seek a variation to the decision of the Zoning Administrator to allow the sub-division of one zoning lot measuring 65.03' x 125.00' into two zoning lots measuring 32.50' x 125.00' which does not meet the predominant minimum lot area of the fronting on the same side of the block face and also does not meet the minimum lot frontage of the predominant lot frontage of similarly zoned lot on the same side of the block face.”

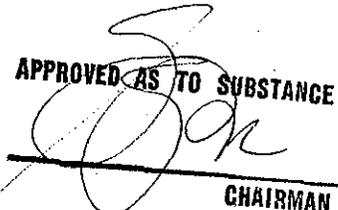
There is a notation of the “Official Denial “ referencing § 17-13-1101-A & R. The Board believes this to be an error. Section 17-13-10-1101 A refers to administrative adjustments. Nowhere does the applicant claim an administrative adjustment to divide the lot was before the Zoning Administrator. § 17-13-1101-R allows a 10% reduction to the minimum lot size of 5000 square feet. This lot has only a 4,087 square feet to begin with. The Board knows of no variation to reduce the predominant lot frontage requirement. The Board does not have authority to create variations that allow a subdivision of an improved zoning lot which does not comply with sections 17-2-0301-B and 17-2-0302-A.

The existing zoning lot measures 65.03' x 125.65' and is located in an RS-2 zoning district. The property contained a single family residence and a rear accessory building. The single family residence has been demolished and the accessory building remains. The appellant wishes to divide the improved zoning lot into two zoning lots measuring 32.5' x 125.65' each and to build two single family residences on each zoning lot. In order to divide an improved zoning lot § 17-17-0301 states that no improved zoning lot may be divided into 2 or more zoning lots and no portion of any improved zoning lot may be sold unless all improved zoning lots resulting from the division or sale comply with all the applicable bulk regulations of the zoning district in which the property is located. The appellant admits the equal division of the parcel does not create a zoning lot which complies with the minimum lot area of 5,000 square feet or the predominant area of the block. The appellant claims there is a variation to reduce the lot area but did not present evidence to support the alleged variation. The appellant also now states the divided parcel would contain two lots of record and therefore does not have to comply with the bulk regulation as to lot area. The Board will not accept the appellant’s argument as to a lot of record of case law in Ganley

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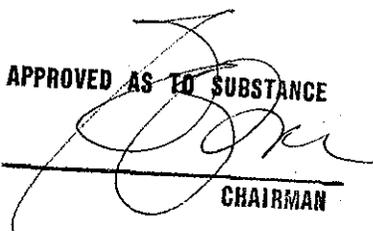
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The appellant admits the two new zoning lots would be less than what is required for § 17-2-0301-A, 17-2-0301-B-1 and 17-2-0302-A. The Board takes notice that the minimum lot area in an RS-2 is 5,000 square feet and the predominant lot area on the block is 4,189 square feet and the predominant lot frontage on the block is 33.34 feet. The divided parcels would be 32.5 feet in lot frontage and 4,087 square feet in lot area and these do not comply to the bulk regulations. The division of the improved zoning lot is denied. The Board finds that the request for the division of the improved zoning lot does not comply with the bulk regulation as established in Section 17-2-0301-A the minimum lot area nor predominant nor minimum lot frontage. The appeal is denied.

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CHAIRMAN