

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

APPLICANT: Willow Glen Condominium Association-John Reece

CAL NO.: 189-08-A

APPEARANCE FOR: Jane Jerrard

MAP NO.: 15-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 1445-59 W. Elmdale Avenue/
5953-59 N. Greenview Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a rear fence to be 8 feet in height instead of 6 feet 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

JUN 26 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 May 16, 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 she represents the condo association. She stated that they wish to replace their existing fence and gate as well as increase the height. She stated that they are doing so for security reasons and that people frequently climb and jump over the existing fence. The Board will permit the appellant to replace the existing fence and gate. The Decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Church of Jesus Christ **CAL NO.:** 190-08-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 8110-20 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 religious facility in a C2-2 Motor Vehicle-Related Commercial District. The case was previous heard on December 16, 2005 (471-05-S) but the use was never established.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 had been before the Board previously in 2005. The applicant was granted a special use to establish a religious facility, but the use was never established. The applicant has returned to request a special use permit to establish a religious facility; the testimony of the appraiser was that the use is compatible with the community and would not be out of character with 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 church, provided construction is consistent with the layout and design as illustrated on the site plan, dated June 6, 2007 and elevation drawings, dated December, 2005, prepared by Kasi Designs, P.C.

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Fintom, LLC

CAL NO.: 191-08-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 8-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 3637-49 S. Calumet 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 7 dwelling unit town home building whose front yard shall be 4' * instead of 10', the north end wall shall be zero instead of 3', to reduce roof top stair enclosure set back to 13' instead of 20' from the property line, and to eliminate the private yards instead of 175 sq. ft. each.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 7 dwelling unit town home building whose front yard shall be 4', the north end wall shall be zero, to reduce roof top stair enclosure set back to 13' from the property line and to eliminate the private 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 too other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE
Bal

CHAIRMAN

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

APPLICANT: Keyhouse Associates

CAL NO.: 192-08-S

APPEARANCE FOR: Joyce Wilson

MAP NO.: 28-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 517 W. 111th 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 community Center in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 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 community center.

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

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Cecil McDonald, Jr.

CAL NO.: 193-08-Z

APPEARANCE FOR: Mark Kupiec

MAP NO.: 24-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 10026 S. Wood Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, a proposed 2-story addition with attached garage to a single family residence whose east front yard shall be 6'-8" instead of 10.59' and the west rear yard shall be zero instead of 18.53'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 addition with an attached garage to a single family residence whose east front yard shall be 6'-8" and the west rear 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 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

MC

CHAIRMAN

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

APPLICANT: Hybrid Homes Inc. **CAL NO.:** 194-08-Z
APPEARANCE FOR: John Fritchey **MAP NO.:** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 1723-25 W. Garfield Boulevard

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 subdivision of an improved zoning lot. The remaining 2 dwelling unit building shall have an east side yard of zero instead of 2.5'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 subdivide an improved zoning lot. The remaining 2 dwelling unit building shall have an east side of 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 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

BAC

CHAIRMAN

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

APPLICANT: A Safe Haven, LLC **CAL NO.:** 195-08-S
APPEARANCE FOR: Sanford Stein **MAP NO.:** 5-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 4846-56 W. North 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 shelter for both men and women in a C2-1 Motor Vehicle-Related Commercial District. On November 16, 2007, the applicant appeared and requested a transitional shelter for females only (#494-07-S).

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 transitional shelter that will service men and women; the applicant had been granted a special use in 2007 (Cal.No. 494-07-S) to operate a transitional shelter for women only. The applicant now wishes to serve both men and women; the testimony of the appraiser was that the use is compatible with 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 amended special use to allow both female and male residents, provided no more than 80 clients reside here, and that men and women are housed in separate units accessed by separate building entrances.

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: Broadway 4150 LLC **CAL NO.:** 196-08-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 901 W. Buena Avenue

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 4-story 24 dwelling unit building with commercial space whose rear yard set back, at the first residential level, shall be 5' instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 24 dwelling unit building with commercial space whose rear yard set back, at the first residential level, shall be 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 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

BDC

CHAIRMAN

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

APPLICANT: Clippers Inc.

CAL NO.: 197-08-S

APPEARANCE FOR: Same

MAP NO.: 10-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 200 E. 43rd 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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
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		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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; 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 beauty/barber/nail salon.

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

APPROVED AS TO SUBSTANCE

BCL

CHAIRMAN

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

APPLICANT: Estela Zuniga **CAL NO.:** 198-08-S
APPEARANCE FOR: Alfredo Quijano **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 6455 S. Pulaski 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 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--
APPLICATION APPROVED

THE VOTE

JUN 26 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		
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X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 salon; 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 has no objection to the approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE
BDC

CHAIRMAN

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

APPLICANT: EGJR, LLC **CAL NO.:** 199-08-S
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 8-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 426-36 W. Pershing 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 non accessory parking lot in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 non-accessory parking lot; 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 parking lot shall serve two non- residential uses. Parking shall be provided for a truck tire shop and the second use shall be for parking for White Sox baseball games. The parking for baseball games shall be used on game days when the truck tire shop is not in 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 recommends approval of the proposed non-accessory parking, provided applicant installs the fencing and landscaping in compliance with 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

BDC

CHAIRMAN

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

APPLICANT: EGJR, LLC **CAL NO.:** 200-08-Z

APPEARANCE FOR: Michael Lavelle **MAP NO.:** 8-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 426-36 W. Pershing Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a M1-2 Limited Manufacturing/Business Park District, shared parking for 2 non-residential uses; one use shall be for parking for a truck tire shop and the other shall be used for baseball game day parking when the truck shop is not in operation.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 operate a shared parking facility for 2 non-residential uses; one use shall be for parking for a truck tire shop and the other shall be used for baseball game day parking when the truck shop is not in operation; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BK

CHAIRMAN

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

APPLICANT: Sammie Sutton d/b/a S & G Auto Parts **CAL NO.:** 201-08-S

APPEARANCE FOR: Michael Lavelle **MAP NO.:** 18-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 16, 2008

PREMISES AFFECTED: 7500 S. Ashland Avenue/1640 W. 75th Place

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 junk yard in a M2-2 Light Industry District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 junk yard; 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 also finds that the special use shall be granted, provided the applicant complies with the determination made by the Department of Planning and Development. 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 proposed junk yard, provided: the applicant discontinue its illegal use of the Marshfield Avenue right-of-way; the applicant discontinue its non-permitted use of the portion of the junk yard immediately west of this the Marshfield Avenue, which is zoned M1-1 and does not allow junk yards; the applicant obtain the appropriate permits from the Department of Environment; the special use be limited to only the property between Ashland and Marshfield avenues, specifically 7500-7510 S Ashland Avenue and 1600 through 1624 75th Place; the applicant brings the property into compliance with the screening and buffering requirements for manufacturing districts, specified in the with the Chicago Zoning Ordinance.

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

APPROVED AS TO SUBSTANCE

BCC

CHAIRMAN

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

APPLICANT: Mark Woolf **CAL NO.:** 202-08-S
APPEARANCE FOR: Dean Maragos **MAP NO.:** 12-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 1543 W. 47th 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 pawn shop in a B3-3 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 pawn shop. The applicant stated that he currently operates a pawn shop and is relocating. 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 has no objection to the proposed pawn shop, provided the applicant discontinue his existing license for Ashland Windy City Jewelry and Loan, located at 1555 W. 47th St., prior to occupying the new location.

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

APPROVED AS TO SUBSTANCE

DOL

CHAIRMAN

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

APPLICANT: Puerto Rican Parade
Committee of Chicago, IL

CAL NO.: 203-08-A

APPEARANCE FOR:

MAP NO.: 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 1237 N. California Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a community center to be established without a special use being granted in an RS-3 Residential Single-Unit (Detached House) District. There were two permits issued in error and these permits are not binding on the City.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 20, 2008

THE VOTE

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

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Giovanni Russo

CAL NO.: 205-08-Z

APPEARANCE FOR: Same

MAP NO.: 1-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 2449 W. Superior 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 stone deck to an existing 2-story single family residence whose front yard shall be zero instead of 20' and the east side yard shall be 1.40' instead of 2.5'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 stone deck to an existing 2-story single family residence whose front yard shall be zero and the east side yard shall be 1.40'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

DDC

CHAIRMAN

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

APPLICANT: Andrzej Pilecki

CAL NO.: 206-08-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 11-M

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 6044-48 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 2-story addition to an existing 2-story building whose rear yard shall be 3' instead of 30'. The building contains 2 dwelling units and a commercial store and will add 2 dwelling units for a total of 4 dwelling units.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A. and by publication in the Chicago Sun-Times on April 23, 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 2-story addition to an existing 2-story building whose rear yard shall be 3'. The building contains 2 dwelling units and a commercial store and will add 2 dwelling units for a total of 4 dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Brad Schenkel

CAL NO.: 207-08-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 11-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 4711 N. Campbell Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a 3rd story addition to an existing 2-story single family residence whose front set back shall be 6.3' instead of 15' and the combined side yards shall be 4.5' (2'-11" on the north and 1'-5" on the south) with neither yard less than 2'-6" and to allow the construction of 2nd floor front balconies.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 3rd story addition to an existing 2-story single family residence whose front set back shall be 6.3' and the combined side yards shall be 4.5' (2'-11" on the north and 1'-5" on the south) and to allow the construction of 2nd floor front balconies; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BCC

CHAIRMAN

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

APPLICANT: Lazaro Osegura and Ciro Lopez

CAL NO.: 208-08-S

APPEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 2003 W. Cermak 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 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 JULY 18, 2008

THE VOTE

JUN 26 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

BDC

CHAIRMAN

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

APPLICANT: Grrrmitage LLC

CAL NO.: 209-08-Z

APPEARANCE FOR: Jessica Boudreau

MAP NO.: 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 1714-24 W. Grace 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, 6 proposed balconies to an existing 3-story 12 dwelling unit building whose front yard set back shall be zero instead of 7.94'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

	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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 6 balconies to an existing 3-story 12 dwelling unit building whose front yard set back 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 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

B2C

CHAIRMAN

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

APPLICANT: Diana Archer

CAL NO.: 210-08-S

APPEARANCE FOR: Same

MAP NO.: 12-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 229 E. 51st 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 applicant stated that she has been in business in the area for many years. The testimony of the appraiser was that the use would not burden the neighborhood and is compatible with the 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 beauty salon.

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

APPROVED AS TO SUBSTANCE

BCC

CHAIRMAN

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

APPLICANT: Marc Berger **CAL NO.:** 211-08-S

APPEARANCE FOR: Gary Wigoda **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 711 N. Milwaukee 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 residential use below the 2nd floor in a C1-3 Neighborhood Commercial District. The building contains 2 dwelling units and will add 1 dwelling unit at the first floor level.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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. There will be a total of 3 dwelling units; 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 ground-floor, residential use.

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

APPROVED AS TO SUBSTANCE
326

CHAIRMAN

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

APPLICANT: Victor Martinez **CAL NO.:** 212-08-A

APPEARANCE FOR: James J. Banks **MAP NO.:** 6-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 2700-02 W. 23rd Place/2316-24 S. Washtenaw Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit for commercial unit within an existing 5 dwelling unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The total number of dwelling units shall be six (6).

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUN 26 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 May 16, 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 substitute a former commercial use for a residential use. The appellant stated that he purchased the building as a six unit apartment building as did the previous owner. He stated that the building was constructed in 1902 and he feels that the unit that use to be a commercial space has had a residential use for more than 50 years. The Board will permit the Appellant to establish a residential unit in the former commercial space. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Mona Simmons **CAL NO.:** 213-08-S
APPEARANCE FOR: Same **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 10335 S. Halsted 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 salon; the testimony of the appraiser was that the use would not have a negative impact on the community and was in character with 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 beauty salon.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Peter K. Odisho

CAL NO.: 214-08-S

APPEARANCE FOR: John Sugrue

MAP NO.: 13-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 5321 N. Lincoln 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 providing training and sales of hair extensions 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--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 salon that shall provide training for the application as well as the sales of hair extensions; the testimony of the appraiser was that the use would not have a negative impact on the community and is compatible with 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

BDC

CHAIRMAN

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

APPLICANT: Sandy Yu and Jiagong Zhang

CAL NO.: 216-08-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 2117 N. Halsted Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 3-story 3 dwelling unit building whose rear yard shall be zero instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 3 dwelling unit building whose rear 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 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

Bjc

CHAIRMAN

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

APPLICANT: MHC Builders, Inc. **CAL NO.:** 217-08-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2008
PREMISES AFFECTED: 3529 S. Calumet 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 single family residence whose front yard shall be 4'-8" instead of 6.48', the combined side yards shall be zero instead of 5.8' with neither yard less than 2.11', to reduce the rear yard to zero instead of 10.8' and to reduce the required rear yard open space to zero rather than 75 sq. ft..

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 single family residence whose front yard shall be 4'-8", the combined side yards shall be zero, to reduce the rear yard to zero and to reduce the required rear yard open space to 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 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

BLL

CHAIRMAN

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

APPLICANT: JJ O'Connor/Richard Marak

CAL NO.: 218-08-S

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 3355 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: Brian E. Dismukes

CAL NO.: 219-08-S

APPEARANCE FOR:

MAP NO.: 26-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008.

PREMISES AFFECTED: 10658 S. Wentworth 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 B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 20, 2008

THE VOTE

JUN 26 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

1220

CHAIRMAN

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

APPLICANT: 46th & Halsted, LLC c/o Terry Markham **CAL NO.:** 220-08-S
APPEARANCE FOR: Katriina McGuire **MAP NO.:** 10-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 16, 2008
PREMISES AFFECTED: 4601 S. Halsted 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 fast food restaurant with drive thru facility in a C3-2 Commercial, Manufacturing and Employment District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 fast food restaurant with 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 the layout and design as illustrated on the site plan, dated May 14, 2008, and elevation drawings, dated May 7, 2008, prepared by Peter G. Paraskis Architect, 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

B20

CHAIRMAN

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

APPLICANT: Tracy Nguyen **CAL NO.:** 221-08-S

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 4613 N. Western 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--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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/ nail salon; 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 beauty salon.

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

APPROVED AS TO SUBSTANCE

320

CHAIRMAN

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

APPLICANT: Maria A. Rodriguez

CAL NO.: 222-08-S

APPEARANCE FOR:

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 2851 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--

CASE CONTINUED TO JULY 18, 2008

THE VOTE

JUN 26 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

BOL

CHAIRMAN

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

APPLICANT: Sarmed G. Elias, MD Illinois Medical Group, S.C. **CAL NO.:** 223-08-Z

APPEARANCE FOR: Paul Kolpak **MAP NO.:** 11-K

APPEARANCES AGAINST: Dr. Ralph Esposito, Padraic O'Neal **MINUTES OF MEETING:** May 16, 2008

PREMISES AFFECTED: 4203 N. Cicero Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, a proposed medical facility whose south side yard shall be zero instead of 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 objector in this matter stated that they are opposed to this project because the construction of the facility would cause a hardship for them because there would be a loss of parking for the patients that utilize the facilities at 4211 N. Cicero. The objector does not own the property, but their patients utilize the lot for parking while they are being treated at the medical facility. The Board will permit the applicant to establish a medical facility whose south 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 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

526

CHAIRMAN

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

APPLICANT: The Women's Treatment Center **CAL NO.:** 224-08-S

APPEARANCE FOR: Scott Borstein **MAP NO.:** 1-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 16, 2008

PREMISES AFFECTED: 140 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location, the establishment and the expansion of an existing transitional shelter. The Board has previously approved a women's treatment center for 94 beds in 1990 (127-90-S). The increase here shall be 46 beds to a total of 140 beds in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 an existing shelter. The shelter may be expanded by 46 beds. The total number of beds will now be 140; 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 the approval of the proposed shelter expansion.

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

APPROVED AS TO SUBSTANCE

Doc

CHAIRMAN

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

APPLICANT: The Women's Treatment Center **CAL NO.:** 225-08-S

APPEARANCE FOR: Scott Borstein **MAP NO.:** 1-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 1613 W. Washington Boulevard/46 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 off-site parking lot to provide required parking for the women's treatment center at 140 N. Ashland Avenue in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 provide required parking for the women's treatment center at 140 N. Ashland Avenue; 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 at these two locations.

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

APPROVED AS TO SUBSTANCE

Bac

CHAIRMAN

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

APPLICANT: National City Bank of the Midwest **CAL NO.:** 227-08-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 18-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2008
PREMISES AFFECTED: 7300-18 S. Stony Island Avenue/1541-59 E. 73rd 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 bank with drive thru facility in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 bank with a drive thru facility; the testimony of the appraiser was that the use would not have a negative impact on the community and would be in character with 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 dated May 15, 2008, prepared by GPD Group, 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

BCC

 CHAIRMAN

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

APPLICANT: Molidor Venture Capital, LLC

CAL NO.: 228-08-S

APPEARANCE FOR:

MAP NO.: 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 749 W. 69th Street/740 W. 70th Street/
6900-58 S. Emerald 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 town home development for 50 units with residential use below the 2nd floor in a C1-2 Neighborhood Commercial District.

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

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BSL

CHAIRMAN

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

APPLICANT: Freviletti & Roach, Inc.

CAL NO.: 229-08-S

APPEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 1133 W. Madison 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 wine store in a DX-3 Downtown Mixed-Use District.

ACTION OF BOARD--
CASE CONTINUED TO JULY 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

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Karl Matlin **CAL NO.:** 230-08-Z

APPEARANCE FOR: Christopher Kendall **MAP NO.:** 12-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 1332 E. Madison Avenue Park

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 rear addition whose east side yard shall be zero instead of 2.49' and the combined side yards of 6.23' with neither yard less than 2.49'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 3-story rear addition whose east side yard shall be zero and the combined side yards of 6.23'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
B2C
CHAIRMAN

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

APPLICANT: Utopia Nails and Spa, Inc. **CAL NO.:** 231-08-S
APPEARANCE FOR: Same **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2008
PREMISES AFFECTED: 5743 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

JUN 26 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIBLE	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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 nail salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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
BZC

CHAIRMAN

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

APPLICANT: Bridgeview Bank Group TR# 13237 **CAL NO.:** 232-08-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 16, 2008
PREMISES AFFECTED: 1426 N. Greenview 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, the addition of a dormer to the 3rd floor of the front 3 dwelling unit building, the front yard shall be 9' instead of 15', the combined side yard shall be 3.73' (.59' on the north and 3.2' on the south) instead of 4.8' with neither yard less than 2' and to increase the floor area by 692 sq. ft. which is no more than 15% of the floor area that existed prior to the passage of this ordinance.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JUN 26 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

	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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 add a dormer to the 3rd floor of the front 3 dwelling unit building, the front yard shall be 9', the combined side yard shall be 3.73' (.59' on the north and 3.2' on the south) and to increase the floor area by 692 sq. ft. which is no more than 15% of the floor area that 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 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

JJC

CHAIRMAN

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

APPLICANT: Terrance P. Klees **CAL NO.:** 233-08-Z
APPEARANCE FOR: Same **MAP NO.:** 1-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 3012 W. Fulton Boulevard

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 3 dwelling unit row house whose east side yard shall be zero instead of 2.5', the combined side yards shall be 3.25 instead of 5' and the rear yard shall be 33.38'* instead of 44.91'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 3 dwelling unit row house whose east side yard shall be zero , the combined side yards shall be 3.25' and the rear yard shall be 33.38';* the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

ibbner's Error

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

APPLICANT: Terrance P. Klees **CAL NO.:** 233-08-Z
APPEARANCE FOR: Same **MAP NO.:** 1-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2008
PREMISES AFFECTED: 3012 W. Fulton Boulevard

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 3 dwelling unit row house whose east side yard shall be zero instead of 2.5', the combined side yards shall be 3.25 instead of 5' and the rear yard shall be 36.55' instead of 44.91'.

**ACTION OF BOARD--
VARIATION GRANTED**

JUN 26 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

*VAD
7/10/08
Open
Resolution*

THE VOTE

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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 3 dwelling unit row house whose east side yard shall be zero , the combined side yards shall be 3.25' and the rear yard shall be 36.55'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Ba

CHAIRMAN

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

APPLICANT: 1300 Exchange LLC

CAL NO.: 234-08-S

APPEARANCE FOR:

MAP NO.: 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 4137 S. Packers 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 re-processable construction and demolition material facility in a PMD-8 Planned Manufacturing District.

ACTION OF BOARD--
CASE CONTINUED TO JULY 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		

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE
DJC
CHAIRMAN

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

APPLICANT: Agim and Zelijie Purelku **CAL NO.:** 235-08-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 13-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2008
PREMISES AFFECTED: 5532 N. Olcott Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed re-construction of a 2-story single family residence whose front yard shall be 16.38' instead of 19.98', the south side yard shall be 3' instead of 4'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 23, 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 re-construct a 2 story single family residence whose front yard shall be 16.38', the south side yard shall be 3'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: 1344 S. Michigan Ave., LLC **CAL NO.:** 236-08-S
APPEARANCE FOR: Kara Allen **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 16, 2008
PREMISES AFFECTED: 1344-56 S. Michigan 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 public parking lot for 55 private passenger vehicles (outside the central area parking district) in a DX-7 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JUN 26 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 May 16, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 public parking lot for 55 private passenger vehicles; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and was in 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 non-accessory parking, provided applicant installs the fencing and landscaping in compliance with 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

[Signature]

CHAIRMAN

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

APPLICANT: Anthony Duffy **CAL NO.:** 53-08-Z

APPEARANCE FOR: Same **MAP NO.:** 1-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 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--
VARIATION GRANTED**

THE VOTE

JUN 26 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 May 16, 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, with one parking space, whose rear yard shall be 9', the combined side yards shall be 3.4' (1.02' on the west and 2.38' on the east) and to eliminate the 110 sq. ft. of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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

BJC

CHAIRMAN

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

APPLICANT: Darryl Benson **CAL NO.:** 54-08-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 18-I

APPEARANCES AGAINST: Lona Lane, Stephanie Sherman Ratliff **MINUTES OF MEETING:**
May 16, 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--
APPLICATION DENIED**

THE VOTE

JUN 26 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 May 16, 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 was the alderman of the 18th ward Lona Lane as well as community residents. The Alderman stated that she is opposed to establishment of the transitional residence at this location. She stated that she feels the location operates more as a boarding house than a transitional shelter. She stated that there have been occasions when the applicant has refused entry to the Chicago Fire Department for inspection. She also stated that she is concerned about the credentials of the applicant as well as staff that operates the shelter as well as the fact that the applicant has been operating for two years without a license; the community residents stated that they are concerned because neighborhood children have been approached by residents of the transitional shelter; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not 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 not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be denied and the Zoning Administrator is not authorized to permit said special use.

APPROVED AS TO SUBSTANCE
BZC

CHAIRMAN

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

APPLICANT: Grace Temple Holiness Church **CAL NO.:** 88-08-A

APPEARANCE FOR: John Pikarski **MAP NO.:** 16-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 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--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUN 26 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 May 16, 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 the church has been operating for the past nine years at this location. The church would like to now sell candy and other snacks to youth to attract more young people to the church and their services. The Board will permit the appellant to sell these items. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BCL

CHAIRMAN

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

APPLICANT: Congregation of Yahweh

CAL NO.: 113-08-S

APPEARANCE FOR:

MAP NO.: 5-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 5933 W. Fullerton 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 religious facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED JULY 18, 2008

THE VOTE

JUN 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

DJC
CHAIRMAN

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

APPLICANT: 2124 W. Shakespeare LLC **CAL NO.:** 108-08-Z

APPEARANCE FOR: Lisa Marino **MAP NO.:** 5-H

APPEARANCES AGAINST: Daniel Wolf **MINUTES OF MEETING:**
May 16, 2008

PREMISES AFFECTED: 2125 W. Webster Avenue/2124 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 3 dwelling unit building whose mid point between 2 streets shall be zero instead of 22', the side yards shall be zero each instead of 4.8' and to reduce the east front yard to zero instead of 15'.

ACTION OF BOARD--
VARIATION DENIED

THE VOTE

JUN 26 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	
ABSTAIN		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 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 opposed to this project because they feel that the building is not in character with the surrounding community; the stated that the size and design are out of place in the neighborhood; the objector is also opposed to the parking being located on the Webster side. They are also concerned about damage to their buildings during the construction process. The applicant stated that he has had the building redesigned to address the concerns of the Alderman and other community residents. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

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

APPROVED AS TO SUBSTANTIVE
BAC
CHAIRMAN

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

APPLICANT: Magdalena Gucwa

CAL NO.: 132-08-A

APPEARANCE FOR: Mark Kupiec

MAP NO.: 7-N

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2008

PREMISES AFFECTED: 2424 N. Nordica Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a dwelling unit be established at the rear of the lot in a RS-3 Residential Single-Unit (Detached House) District. The applicant removed the dwelling unit by wrecking the structure without permits and now wishes to rebuild the alleged dwelling unit. There are 2 additional residential buildings on this parcel.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUN 26 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 May 16, 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 the building in the rear of the property was partially damaged. She stated that the buildings on the property were all occupied when the property was purchased. She stated that either her or a family member would occupy the rear building when the repairs are completed. The Board will permit the Appellant to repair the rear building. The decision of the Zoning Administrator is reversed. A building permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN