

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

APPLICANT: Ronald Gibson CAL NO.: 328-08-S

APPEARANCE FOR: Lisa Marino MAP NO.: 5-M

APPEARANCES AGAINST: None MINUTES OF MEETING: August 15, 2008

PREMISES AFFECTED: 6058 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

SEP 18 2008 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name: 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 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 barber shop.

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: David Carroll

CAL NO.: 329-08-Z

APPEARANCE FOR:

MAP NO.: 30-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 12115 S. Halsted Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a proposed attic dormer addition whose rear yard shall be 9.1' instead of 30' and to increase the floor area by 75 sq. ft. which is than 15% of the area which existed prior to the passage of this ordinance.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B C
CHAIRMAN

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

APPLICANT: Nto-Otong Association USA, Inc.
dba: United Human Services Center

CAL NO.: 330-08-S

APPEARANCE FOR:

MAP NO.: 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1809 W. 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 proposed community center in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BCL

CHAIRMAN

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

APPLICANT: 53rd Pulaski LLC

CAL NO.: 331-08-S

APPEARANCE FOR:

MAP NO.: 12-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 5300 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 bank with drive thru facility in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: The Nail Lounge Salon and Spa, LLC **CAL NO.:** 332-08-S
PEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: Zan Duong, Huy Ngo **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 2658 N. 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 also operate shops in the area that offer similar services, they stated that they feel that if the applicant is permitted to establish their business at this location that it would have a negative impact on other similar business in the vicinity; the testimony of the appraiser was that the use would not have a negative impact on the community and that the neighborhood would be able to support a business of this nature. Testimony was also offered that the use would not have a negative impact on the community and would be in character with the surrounding neighborhood; the Board finds that there is no simple method in order to determine when there are too many beauty salons, nail shops or similar uses within one neighborhood. Going to this type of establishment is a very personal choice. It is not been shown that this business will take away customers from the existing similar uses. Therefore, the Board will permit the use to be established; 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**

BDC

 CHAIRMAN

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

APPLICANT: James and Margarita Raftis **CAL NO.:** 333-08-A
APPEARANCE FOR: Chris Leach **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 1010 W. Wellington Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot. The applicant owns the west 59 feet of lots 23 and 24 and claims the division occurred prior to 1982 in a B3-3 Community Shopping District.

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

THE VOTE

SEP 18 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 August 15, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant stated that she purchased her property many years ago. She stated that she is trying to expand her home. She was not aware that the lot was not divided properly at the time of purchase. She also stated that she believes her home is over 100 years old. The Board will permit the applicant to divide the lot. A variation was granted in Cal. No. 334-08-Z so that the applicant may construct a 3rd story addition to the existing single family residence. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BCC
 CHAIRMAN

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

APPLICANT: James and Margarita Raftis **CAL NO.:** 334-08-Z
APPEARANCE FOR: Chris Leach **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 1010 W. Wellington 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 3rd story addition to a single family residence whose rear yard shall be 3' instead of 14' and the front yard shall be zero instead of 6'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 was granted an appeal in Cal. No. 333-08-A. The applicant shall now be permitted to construct a 3rd story addition to a single family residence whose rear yard shall be 3' instead of 14' and the front 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

B2C

 CHAIRMAN

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

APPLICANT: Bardhyl Zani

CAL NO.: 335-08-S

PEARANCE FOR: James J. Banks

MAP NO.: 7-N

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 7026 W. Grand 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 private club in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

SEP 1 8 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 private club; the testimony of the appraiser was that the use would not have a negative impact on the 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 private club.

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: Chris Shapland

CAL NO.: 336-08-S

PEARANCE FOR: James J. Banks

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1625 N. Wolcott 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 residential use below the 2nd floor in a C1-2 Neighborhood Commercial District. The building was constructed as 4-story residential and commercial. The commercial use shall be removed and replaced with residential use.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor. The applicant testified that the commercial use would not be feasible in this area because it is mostly residential. The testimony of the appraiser was that the use would not have a negative impact on the community and would also be in the character of 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 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

BCL

CHAIRMAN

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

APPLICANT: Roupen Demirdjian **CAL NO.:** 337-08-Z

APPEARANCE FOR: Same **MAP NO.:** 5-F

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

PREMISES AFFECTED: 1631 N. Burling Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed attached 2 car garage with a connecting bridge, whose rear yard shall be zero instead of 36' and to reduce the rear yard open space to 169 sq. ft. instead of 195 sq. ft. on a residential building.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 car garage with a connecting bridge, whose rear yard shall be zero and to reduce the rear yard open space to 169 sq. ft. on a residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

ALC

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

APPLICANT: Bart Tyskiewicz **CAL NO.:** 338-08-Z
PEARANCE FOR: Thomas Pikarski **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 2430 W. Cortez 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 3 ½-story 3 dwelling unit building whose minimum lot size shall be 2,983 sq. ft. instead of 3,000 sq. ft.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 ½-story 3 dwelling unit building whose minimum lot size shall be 2,983 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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

D2C

CHAIRMAN

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

APPLICANT: Mt. Carmel Baptist Church

CAL NO.: 339-08-Z

PEARANCE FOR: Kate Duncan

MAP NO.: 3-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 734-42 E. 42nd Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, for a proposed 2-story addition to an existing church whose front yard shall be 10' instead of 15', the rear yard shall be 15' instead of 37'-8" and the west yard shall be 3' instead of 8'-6"..

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 to an existing church whose front yard shall be 10', the rear yard shall be 15' and the west yard shall be 3'; 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

B2C

CHAIRMAN

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

APPLICANT: Mt. Carmel Baptist Church **CAL NO.:** 340-08-S

PEARANCE FOR: Kate Duncan **MAP NO.:** 10-E

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

PREMISES AFFECTED: 4148-56 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 43 private passenger vehicles to serve the church at 740 E. 42nd Street in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 for 43 private passenger vehicles to serve the church at 740 E. 42nd Street; 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 off-site parking, provided the 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

B2c

CHAIRMAN

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

APPLICANT: Windward Leasing Co., Inc. **CAL NO.:** 341-08-S
APPEARANCE FOR: Chris Leach **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 1728 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 non-required accessory parking lot for 30 private passenger vehicles to serve the office building at 1737 S. Michigan in a DX-5 Downtown Mixed-Use District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 non-required accessory parking lot for 30 private passenger vehicles to serve the office building at 1737 S. Michigan; testimony from the appraiser was offered 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 off-site parking lot, provided the 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: Pilgrim Rest Missionary Baptist Church **CAL NO.:** 342-08-Z

PEARANCE FOR: Richard Baker **MAP NO.:** 1-H

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

PREMISES AFFECTED: 1901 W. Washington 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 3-story addition to an existing religious facility and to allow parking within 7 feet of the required 20 front foot yard of an residential district.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 1 8 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 addition to an existing religious facility; the applicant shall also be allowed to establish parking within 7 feet of the required 20 foot front yard in a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

ADC
CHAIRMAN

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

APPLICANT: Ethel Oliver

CAL NO.: 343-08-S

PEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 3850 W. Chicago 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 NOVEMBER 21, 2008

THE VOTE

SEP 18 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

B2C

CHAIRMAN

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

APPLICANT: Carolyn Young **CAL NO.:** 344-08-S
APPEARANCE FOR: Lewis Powell **MAP NO.:** 32-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 12735 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

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 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 beauty salon.

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: Elevenzees, LLC

CAL NO.: 345-08-S

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1901 W. Division 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 psychic reader/ astrology in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

SEP 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Teodor Luca, Dorel Ardelean and Grigore Pop **CAL NO.:** 346-08-A

APPEARANCE FOR: **MAP NO.:** 19-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 15, 2008

PREMISES AFFECTED: 7605-13 N. Bosworth Avenue/1514-24 W. Howard Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the applicant to convert 6 retail and 44 dwelling units to 42 dwelling units. There are 3 buildings on this zoning lot. The applicant claims building #1 has 14 dwelling units and will be reduce to 12 dwelling units and building #2 will have 11 dwelling units instead of 16 dwelling units and building #3 will have 19 dwelling units instead of 16 dwelling units in a B3-3 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

SEP 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

ABC

CHAIRMAN

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

APPLICANT: Jason Bushman, Jamie Bushman **CAL NO.:** 347-08-S
PEARANCE FOR: Thomas Pikarski **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 2135 W. Division 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 B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 is 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 beauty shop.

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: Anita Goyal **CAL NO.:** 348-08-Z

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 13-H

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

PREMISES AFFECTED: 2208 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an B2-3 Neighborhood Mixed-Use District, a proposed 4-story 24 dwelling unit building whose rear yard shall be zero instead of 30'. The Board has previously heard this case in 2005 (#384-05-Z).

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 4-story 24 dwelling unit building whose rear yard shall be zero. The Board had previously heard and approved this case in 2005 (#384-05-Z). The variation granted at that time has since expired; 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

psc

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

MINUTES OF MEETING:

August 15, 2008

CAL NO.: 348-08-Z

pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

SEP 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

P2C

CHAIRMAN

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

APPLICANT: Rey Hernandez

CAL NO.: 349-08-A

APPEARANCE FOR: Same

MAP NO.: 6-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 2802 S. Keeler Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a substitution of a dwelling unit for a former commercial space. There are 2 dwelling units on the 2nd floor and there will be 1 dwelling unit on the 1st floor. The total number of dwelling units will be 3 in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWÉ
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 August 15, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he wishes to substitute a former commercial space for a residential unit. He stated that he wishes to expand the existing rear first floor apartment to the front of the building. There will be two residential units on the 2nd floor and one residential unit on the first floor for a total of three residential units. The Board will permit the appellant to extend the first floor apartment and substitute the former commercial use. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Boards decision.

APPROVED AS TO SUBSTANCE

BC

CHAIRMAN

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

APPLICANT: Leopoldo Bariso **CAL NO.:** 350-08-Z

PEARANCE FOR: Same **MAP NO.:** 7-L

APPEARANCES AGAINST: Jane Pluss **MINUTES OF MEETING:**
August 15, 2008

PREMISES AFFECTED: 4837 W. George 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 east side carport whose side yard shall be zero instead of 2.4' and to reduce the rear yard open space to 46 sq. ft. instead of 450 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 is the applicants neighbor. She stated that she is opposed to the variation being granted because the structure that the applicant has constructed drains run off rain water and melting snow onto her property. She stated that the portion of her yard that is next to structure now floods whenever water runs off the structure; the Board will permit the applicant to construct an east side carport whose side yard shall be zero instead of 2.4' and to reduce the rear yard open space to 46 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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 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

Dec

CHAIRMAN

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

APPLICANT: Deborah D'Andrea and Michael Babarsky **CAL NO.:** 351-08-Z
APPEARANCE FOR: Same **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 3822 N. Paulina 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 connecting bridge from the rear of a existing 2 dwelling unit building to a deck over a garage whose north side yard shall be zero instead of 2'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 connecting bridge from the rear of a existing 2 dwelling unit building to a deck over a garage whose north 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

BCC

CHAIRMAN

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

APPLICANT: 4443 Lake Park Inc.

CAL NO.: 352-08-Z

PEARANCE FOR: Dennis Aukstik

MAP NO.: 10-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 4443 S. Lake Park 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 2-story single family residence whose front yard shall be 8'-6" instead of 20', the south side yard shall be zero instead of 5', the rear yard shall be 2'-11" instead of 13.14' and the rear open space shall be zero instead of 120 sq. ft.

ACTION OF BOARD---
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 single family residence whose front yard shall be 8'-6" the south side yard shall be zero, the rear yard shall be 2'-11" and the rear open space 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

bc

CHAIRMAN

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

APPLICANT: John Randazzo

CAL NO.: 353-08-A

APPEARANCE FOR:

MAP NO.: 7-N

APPEARANCES AGAINST:

MINUTES OF MEETING:

August 15, 2008

PREMISES AFFECTED: 2759 N. Neva Avenue/7157 W. Diversey Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 3 dwelling units to be established in the building in a B3-1 Community Shopping District. There is 1 dwelling unit at the rear of the 1st floor and 2 dwelling units on the 2nd floor.

ACTION OF BOARD--

CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

SEP 18 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

Asc
CHAIRMAN

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

APPLICANT: John Randazzo

CAL NO.: 354-08-Z

APPEARANCE FOR:

MAP NO.: 7-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 2759 N. Neva Avenue/7157 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a proposed rear 2-story porch enclosure whose west yard, on a reverse corner lot, shall be zero instead of 3.84', the rear yard shall be 16.14' instead of 30' and to add 412 sq. ft. of area which exceeds the area of which existed at the time of passage of this ordinance.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

SEP 18 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

B. C.
CHAIRMAN

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

APPLICANT: Anthony Robert LaPenna **CAL NO.:** 355-08-Z
APPEARANCE FOR: Same **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 1918 S. May 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 dormer addition to an existing 1-story building. There are 2 buildings on the lot. The front building appears to be a store. The dormer shall have a north side yard of zero and there shall be a 492 sq. ft. increase in area of that existed prior to the passage of this ordinance.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 dormer addition to an existing 1 story building. The dormer shall have a north side yard of zero and there shall be a 492 sq. ft. increase in area of 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

BSC

CHAIRMAN

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

APPLICANT: New Birth Church Of God In Christ **CAL NO.:** 356-08-S

PEARANCE FOR: Richard Baker **MAP NO.:** 16-G

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

PREMISES AFFECTED: 1501 W. 69th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 10 private passenger vehicles to serve the church at 1500 W. 69th Street in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 accessory parking lot for 10 private passenger vehicles to serve the church at 1500 W. 69th Street; 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 off-site parking, provided the 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: New Birth Church Of God In Christ **CAL NO.:** 357-08-Z
APPEARANCE FOR: Richard Baker **MAP NO.:** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 2008
PREMISES AFFECTED: 1501 W. 69th 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 off-site accessory parking lot whose front set back shall be 16' instead of 20'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 accessory parking lot whose front set back shall be 16' instead of 20 ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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

ABC
CHAIRMAN

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

APPLICANT: Republic Property Development I, Inc. CAL NO.: 358-08-Z

APPEARANCE FOR: James J. Banks MAP NO.: 18-B

APPEARANCES AGAINST: None MINUTES OF MEETING: August 15, 2008

PREMISES AFFECTED: 7606 S. Marquette 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, a proposed 2-story 3 dwelling unit building whose north side yard shall be zero instead of 2.17', combined side yards shall be 5.44' with neither yard less than 2.17' and to reduce the rear yard open space to 190 sq. ft. instead of 217 sq. ft.

ACTION OF BOARD-- VARIATION GRANTED

THE VOTE

SEP 18 2008

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' marks indicating votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 3 dwelling unit building whose north side yard shall be zero, combined side yards shall be 5.44' with neither yard less than 2.17' and to reduce the rear yard open space to 190 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Signature of Chairman

CHAIRMAN

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

APPLICANT: Joe Outdoor, L.L.C.

CAL NO.: 359-08-A

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1232 W. Belmont Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an off-site premise sign (advertisement for a business not on site) in an C1-2 Neighborhood Commercial District. Section 17-12-1003-A states: "THE MAXIMUM-TOTAL-SIGN-AREA STANDARD CONTROLS THE TOTAL COMBINED SIGN FACE AREA OF ALL SIGNS ON A ZONING LOT". Section 17-12-1003-E sets the area and height of a sign. This section limits the maximum total sign area to 100 sq. ft. (4 times the street footage of 25 feet) or 1,500 sq. ft. which ever is less. Applicant contends it is allowed to choose the side wall maximum of 486 sq. ft. and not to be limited by the maximum total sign area section. All sections of 1003 A, B, C, D and E must be read together.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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		

SEP 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B.L.C.

CHAIRMAN

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

APPLICANT: Joe Outdoor, L.L.C.

CAL NO.: 360-08-A

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 836 N. Milwaukee Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an off-site premise sign (advertisement for a business not on site) in an C1-2 Neighborhood Commercial District. Section 17-12-1003-A states: "THE MAXIMUM-TOTAL-SIGN-AREA STANDARD CONTROLS THE TOTAL COMBINED SIGN FACE AREA OF ALL SIGNS ON A ZONING LOT". Section 17-12-1003-E sets the area and height of a sign. This section limits the maximum total sign area to 100 sq. ft. (4 times the street footage of 25 feet) or 1,500 sq. ft. which ever is less. Applicant contends it is allowed to choose the side wall maximum of 576 sq. ft. and not to be limited by the maximum total sign area section. All sections of 1003 A, B, C, D and E must be read together.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

SEP 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Thomas J. Walsh **CAL NO.:** 361-08-A
APPEARANCE FOR: James Novy **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 939 W. North Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an additional advertising sign upon an east wall of an existing building in a C3-5 Commercial, Manufacturing and Employment District. The new sign is located within 300 feet of an another off-premise sign (Section 17-12-1006-H: NEW OFF-PREMISE SIGNS PROPOSED IN B OR C DISTRICTS ARE PROHIBITED WITHIN 300 FEET OF ANY OTHER OFF-PREMISE SIGN LOCATED ON THE SAME SIDE OF THE STREET). The appellant claims the existing off-premise sign is 370 feet east of the proposed sign use and the city maintains the sign is within 300'of another off-site premise sign.

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

THE VOTE

SEP 18 2008
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
		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 August 15, 2008; and

WHEREAS, the district maps show that the premises is located in an C3-5 Commercial, Manufacturing and Employment 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 applicant wishes to appeal the decision of the Zoning Administrator who refused to allow it to establish an off-premise sign on the east side of its building located at 939 W. North Ave. The Zoning Administrator denied the request to approve a sign permit because section 17-12-1006-H which states a new off-site premise sign, proposed in a B or C are prohibited within 300 feet of any other off-premise sign located on the same side of the street.

APPROVED AS TO SUBSTANCE

B.C.

 CHAIRMAN

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

MINUTES OF MEETING:

August 15, 2008

CAL NO.: 361-08-A

SEP 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

The applicant claims there is no other off premise sign located on the same site. Thomas Walsh was the only witness that testified. He stated that there is no other off premise sign on the site. He further stated his interpretation of the existing sign permits and fees support this conclusion. He stated that there is a pylon sign to the east of the building. An exhibit was offered that shows Weed Street, Sangria, Firestone, Trackside, Tokyo Restaurant and The Awesome 80's Prom. Mr. Walsh stated that this pylon sign is an on premise sign because it is advertising businesses on site and adjacent to where his client will place its on premise sign.

The Board asked Mr. Walsh if he was presenting a site plan to support his claims. He did not. He stated the businesses advertised on the pylon were adjacent to or across the alley from the building at 939 W. North Ave. The Board will note the application shows the pylon sign to be 115 feet east and within a C - District. The applicant wishes to erect its off premise sign, which will advertise both a business at the location and other businesses not on site. The ordinance states a new off premise sign proposed in a B or C district is prohibited within 300 feet of another off premise sign located on the same side of the street. It is clear that the applicant wishes to place its off- premise sign within 115 feet of another off premise sign, namely the pylon sign.

The applicant's argument that the pylon sign is not an off- premise sign is misplaced. The sign advertises three businesses (Sangria, Trackside and Tokyo Restaurant) that are at least 370 feet from the sign and at least that distance from the 939 W. North Avenue building. These three businesses are not on the same zoning lot as the pylon sign. The ariel photograph provided by the applicant shows an alley and Weed Street to be between the pylon sign and the businesses. This pylon sign can only be considered to be an off-site premise sign because the businesses advertised are not located on the same zoning lot as the pylon sign.

The Board finds the pylon sign is an off-premise sign and it is located only 115 from the location where the applicant wishes to place a second off-premise sign. The Zoning Administrator did not err and the Board affirms the decision of the Zoning Administrator. The applicant has failed to receive three affirmative votes and the appeal is hereby denied.

APPROVED AS TO SUBSTANCE

B.2C

CHAIRMAN

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

APPLICANT: Sabre Cuts LLC **CAL NO.:** 362-08-S
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 3058 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 within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 29, 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 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 beauty shop.

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

APPROVED AS TO SUBSTANCE

BSC

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

APPLICANT: Metropolitan Development Firm, Inc. **CAL NO.:** 364-08-Z

PEARANCE FOR: Javaid Zafar **MAP NO.:** 20-G

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

PREMISES AFFECTED: 8649 S. Ashland Avenue/1556 W. 87th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a proposed gas station whose lot area shall be 11,250 sq. ft. instead of 20,000 sq. ft.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 gasoline service station with a mini mart whose lot area shall be 11, 250 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Tailor Lofts, LLC

CAL NO.: 365-08-S

APPEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 230 S. Green Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for private passenger vehicles to serve the mixed use building at 315 S. Peoria in a DS-3 Downtown Service District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

SEP 18 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

BSC
CHAIRMAN

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

APPLICANT: Howard H. Ankin **CAL NO.:** 366-08-A

PEARANCE FOR: John Pikarski **MAP NO.:** 5-H

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

PREMISES AFFECTED: 1924 N. Damen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a rear building on a zoning lot which contains an addition building in a B3-2 Community Shopping District. This is an expansion of a non-conforming lot with 2 buildings.

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

THE VOTE

SEP 18 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 August 15, 2008; and

WHEREAS, the district maps show that the premises is located in an B3-2 Community Shopping District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he wishes to expand a rear building. The existing coach house currently has two dwelling units. The appellant wishes to de-convert the existing coach house and leave one dwelling unit in the coach house. The coach house will be a three bedroom two bathroom unit. The Board will permit the appellant to expand the rear coach house. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

Bec

CHAIRMAN

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

APPLICANT: Howard H. Ankin

CAL NO.: 367-08-Z

APPEARANCE FOR: John Pikarski

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1924 N. Damen Avenue

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 expansion of a rear residential building whose rear yard shall be zero instead of 30' in order to construct a 2nd floor addition.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand a rear residential building whose rear yard shall be zero in order to construct a 2nd floor addition. 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

Bec

CHAIRMAN

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

APPLICANT: George Benchak **CAL NO.:** 368-08-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 15-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 5805 N. Cicero Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed rear deck, with storage area below, whose rear yard shall be 7.5' instead of 32' and to reduce the rear yard open space to zero instead of 450 sq. ft.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 rear deck, with storage area below, whose rear yard shall be 7.5' and to reduce the 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

BJC

 CHAIRMAN

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

APPLICANT: Eloise and David Roche **CAL NO.:** 369-08-Z
APPEARANCE FOR: Same **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 5409 N. Magnolia 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 3-story rear addition and front porch whose front yard shall be 15.84' instead of 20', the rear yard shall be 36.59' instead of 36.9' and to increase the floor area by 559 sq. ft. which is not more than 15% of the existing floor area which existed prior to the passage of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story rear addition and front porch whose front yard shall be 15.84', the rear yard shall be 36.59' and to increase the floor area by 559 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Clark Glenlake LLC **CAL NO.:** 370-08-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 1554 W. Glenlake Avenue/6101 N. Clark Street
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 3-story addition to an existing 3-story mixed use building whose rear yard shall be zero instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

SEP 1 8 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 addition to an existing 3-story mixed use 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

Boc

CHAIRMAN

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

APPLICANT: Bardan, Inc. **CAL NO.:** 371-08-Z
APPEARANCE FOR: Ronald J. Belmonte **MAP NO.:** 12-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 5173 S. Archer Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a proposed public place of amusement license within an existing business.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

SEP 18 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		
ABSTAINED		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 place of amusement license within an existing business; 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

Boc
CHAIRMAN

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

APPLICANT: Meg and David Ainley

CAL NO.: 372-08-Z

PEARANCE FOR: Gary Wigoda

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 3621 N. Bosworth 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 proposed 2-story rear addition to an existing single family residence whose north and south side yard shall be zero and the combined side yards shall be zero instead of 5' with neither yard less than 2'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story rear addition to an existing single family residence whose north and south side yard shall be zero and the combined side yards 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: Patrick Bolger **CAL NO.:** 373-08-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 1750 N. Sedgwick Street
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 2-story rear yard addition whose rear yard open space shall be zero instead of 111 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

SEP 18 2008
**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 29, 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 yard addition whose rear yard open space 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

B.L.C.

CHAIRMAN

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

APPLICANT: Charles Sanders

CAL NO.: 237-08-S

APPEARANCE FOR:

MAP NO.: 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 5944 W. Roosevelt 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

SEP 18 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 SUBMITTAL

BLC
CHAIRMAN

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

APPLICANT: Shalonda Hilderbrand
PEARANCE FOR: Same
APPEARANCES AGAINST: None
PREMISES AFFECTED: 6935 S. Halsted Street

CAL NO.: 241-08-S
MAP NO.: 16-F
MINUTES OF MEETING:
 August 15, 2008

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 B1-2 Neighborhood Shopping District.

ACTION OF BOARD---
 APPLICATION APPROVED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 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 beauty salon.

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

APPROVED AS TO SUBSTANCE

Brc

CHAIRMAN

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

APPLICANT: Glow Putt Paradise LLC

CAL NO.: 244-08-Z

APPEARANCE FOR:

MAP NO.: 28-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

August 15, 2008

PREMISES AFFECTED: 11101 S. Western Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in n B1-1 Neighborhood Shopping District, a proposed indoor miniature golf course (public place of amusement).

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 21, 2008

THE VOTE

SEP 18 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

BSC

CHAIRMAN

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

APPLICANT: Congregation Khal Chasidim **CAL NO.:** 269-08-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 2008
PREMISES AFFECTED: 6756 N. Richmond Street
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 religious facility whose east side yard shall be 2.97' instead of 15'-0" to allow construction of a 10'-10" x 50'-4" 1 story addition.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIBBLE
 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 religious facility; the east side yard shall be 2.97' to allow construction of a 10'-10" x 50'-4" 1 story addition; 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: J. Brian Schaer

CAL NO.: 270-08-A

PEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1825 N. Orchard Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming use. There are 2 buildings on this lot. The rear building is being expanded with 1 dwelling unit in an RM-4.5 Residential Multi-Unit District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

SEP 18 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

Bjc

CHAIRMAN

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

APPLICANT: J. Brian Schaer

CAL NO.: 271-08-Z

PEARANCE FOR: James J. Banks

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1823* -25 N. Orchard Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, the establishment of a two story connector building whose rear yard shall be zero instead of 37.2', the north side yard shall be zero instead of a combined side yards of 6.6'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 connector building whose rear yard shall be zero, the north side yard shall be zero; there will be one principle structure that will serve as a single family home; 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

BLC

CHAIRMAN

Amended at hearing

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

APPLICANT: Environs Development, Inc.

CAL NO.: 276-08-Z

APPEARANCE FOR: Jessica Boudreau

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 2008

PREMISES AFFECTED: 1335 W. School Street

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 proposed 3-story single family residence whose front yard shall be 12' instead of 15' for a front bay window.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

SEP 18 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 August 15, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 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 12' for a front bay window; 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