

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

APPLICANT: Michael Brown **CAL NO.:** 1-09-A
PEARANCE FOR: John Pikarski **MAP NO.:** 12-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 5020 S. Lake Shore Drive (West)

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a hair salon as a residential support service to be established on the 3rd floor. Section 17-9-0114-B "Residential support services use may be located only on the first two floors of a building." This appeal is to place the beauty salon on the 3rd floor. There is no business license on record for the 3rd floor in an RM-6.5 Residential Multi-Unit District.

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

THE VOTE

FEB 23 2009

**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 January 16, 2009; and

WHEREAS, the district maps show that the premises is located in an RM-6.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The property is located in a RM 6.5 zoning district and it contains more than 100 dwelling units. The applicant claims the beauty salon is an accessory use to the residential building. The applicant claims the second floor of this building is devoted to parking and thus the third floor is in effect the second level for any residential support service, such as this beauty salon. The Alderman believes this use would be a benefit to the building. The Board will allow a beauty salon to be established on the 3rd floor as an accessory to the residential building.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: David Hinkamo

CAL NO.: 2-09-S

PEARANCE FOR: Howard Kilberg

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 4071 N. Broadway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a live work space below the 2nd floor in a C1-3 Neighborhood Commercial District with a curb cut for a parking space. This matter was previously before the Board in 2005 (218-05-S). It was approved but it was not constructed with a building permit.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has previously heard this matter in Cal.No. 218-05-S. The special use was approved, however, the project was completed without a permit. The applicant now wishes to legalize the work that has been performed. The board will permit the applicant to establish a live work space below the 2nd floor with a curb cut for a parking space. 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 Zoning and Land Use Planning recommends approval of the proposed ground-floor, artist live/work space.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Grant Sutton

CAL NO.: 3-09-Z

PEARANCE FOR: Mark Kupiec

MAP NO.: 11-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 4651 N. Keystone 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 1st floor addition whose combined side yards shall be 8.64' (1'-1 3/4" on the north and 7'-9 1/2" on the south).

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 1st floor addition whose combined side yards shall be 8.64' (1'-1 3/4" on the north and 7'-9 1/2" on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Steven Pham

CAL NO.: 4-09-S

PEARANCE FOR: Ninh Ma

MAP NO.: 17-M

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 6141 W. Touhy Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a nail/ hair salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B1-1 Neighborhood Shopping 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

FEB 23 2009

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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 hair/ nail salon. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in 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 Zoning and Land Use Planning recommends approval of the proposed nail/ hair salon.

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

APPROVED AS TO SUBSTANCE

BIC

CHAIRMAN

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

APPLICANT: 2 x 10 Nail & Spa of Roscoe, Inc. **CAL NO.:** 5-09-S

PEARANCE FOR: James J. Banks **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 2112 W. Roscoe 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 B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

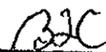
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Omar McRoberts

CAL NO.: 6-09-Z

PEARANCE FOR:

MAP NO.: 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 4503 S. Forrestville 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 enclosed rear 1-story porch whose rear yard shall be 27'-10" instead of 33.5' and to increase the area by 635 sq. ft. which is not more than 15% of the area which existed prior to the passage of this code.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009

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: Roslea Builders, Inc.

CAL NO.: 7-09-Z

PEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3348-52 W. Warner Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The 3 dwelling unit building at 3348 W. Warner shall have a 1.2' west side yard and 3 parking spaces must be provided.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009

**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

BBC

CHAIRMAN

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

APPLICANT: Abbey Pub, Inc. **CAL NO.:** 8-09-Z
PEARANCE FOR: Patrick Thompson **MAP NO.:** 9-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 3420 W. Grace Street/3807 N. Benard Street
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-5 Community Shopping District, the establishment of a public place of amusement license.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

FEB 23 2009

**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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Branko Manojlowski **CAL NO.:** 9-09-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 5616-18 N. Winthrop Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 13 dwelling units to be established in an RM-5 Residential Multi-Unit District . Department of Water records from 1946 state there are 6 dwelling units. This applicant processed a permit in November 2000 stating there are 11 dwelling units and records with the County Assessor show only 6 condo units.

ACTION OF BOARD--

**THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED AND THE APPEAL IS DENIED
 THE VOTE**

FEB 23 2009
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 January 16, 2009; and

WHEREAS, the district maps show that the premises is located in an RM-5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant purchased this building about 20 years ago. the property was listed as a 6 unit condominium building. The property is still taxed as a 6 unit condominium. Department of Public Works- Water records show the building to be a 6 unit building. The owner stated that when he purchased the building it contained 13 dwelling units. The applicant stated that he applied for two building permits claiming that there were 11 dwelling units. He now claims that the permits were wrong because there were 13 dwelling units at the time the permits were issued. The applicant did not furnish any evidence as to when the 6 dwelling units became 11 dwelling units or 13 dwelling units. The original building had 3 parking spaces in an accessory building. The owner claims he had 6 parking spaces and if he provided 2 more spaces he will comply with all required parking.

APPROVED AS TO SUBSTANCE

BDC
 CHAIRMAN

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

CAL NO.: 9-09-A

MAP NO.: 15-G

MINUTES OF MEETING:
January 16, 2009

The Board states the applicant may not rely on the 11 dwelling unit permits to certify the number of lawful dwelling units. He states that when the permits were filed for the 11 dwelling units he knew that 13 units existed. It is clear that he misinformed the City of the number of existing dwelling units. at the time of filing. The applicant may not rely on a permit issued in error. The applicant has the burden of proof to show when the 6 dwelling unit building was lawfully converted and no evidence has been provided. The applicant claims there was always 6 parking spaces. The Department of Zoning believes 3 parking spaces in accessory buildings were original. The owner does not know when the accessory buildings were removed and 6 parking spaces were added. The Board finds that there was originally 6 dwelling units the owner wishes to legalize 13 dwelling units. The Board also finds that there were only three original parking spaces and 7 additional parking spaces must be provided in order to legalize the 7 additional dwelling units for a total of 10 parking spaces.

FEB 23 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

Bdc

CHIEF CLERK

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

APPLICANT: Branko Manojlowski

CAL NO.: 10-09-Z

PEARANCE FOR: John Pikarski

MAP NO.: 15-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 5616-18 N. Winthrop 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, proposed rear parking lot whose rear yard open space shall be zero instead of 468 sq. ft.

ACTION OF BOARD--
VARIATION DENIED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 2008 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has denied the appeal in Cal. No. 09-09-A ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Andrzej Sterniuk

CAL NO.: 11-09-Z

PEARANCE FOR:

MAP NO.: 38

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3352-58 N. Long 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, accessory parking within a side yard. The west side yard shall be 1'-8" instead of 5.6', to eliminate 2,700 sq. ft. of open space and to allow 1 dwelling unit to be expanded into the basement in an existing 12 unit building.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Lorena Verdaguer-Torres

CAL NO.: 12-09-A

APPEARANCE FOR: Same

MAP NO.: 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3444 W. Parker Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to build a proposed 4 car garage measuring 750 sq. ft.. The maximum area of a garage allowed on a 25' wide lot is 480 sq. ft. (60% of the rear yard) in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

MAR 27 2009

**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 January 16, 2009; 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 stated that she purchased the building to re-hab and ran out of money and was not able to complete the project that had been previously permitted. She stated that in the original project there was approval for a 4 car garage. The appellant will not be permitted to construct a garage. However, the Board will permit the appellant to provide a parking pad to meet her parking requirement. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

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

APPLICANT: Lorena Verdaguer-Torres **CAL NO.:** 13-09-Z
APPEARANCE FOR: Same **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 3444 W. Parker 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, to reduce the east side yard to zero instead of 2' and to reduce the rear yard open space to 71 sq. ft. instead of 900 sq. ft. to allow a rear 8' x 13'.3" 3- story open metal porch with a 4 car garage.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

MAR 27 2009
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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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; an appeal was granted on Cal. No. 12-09-A. The applicant shall be permitted to establish a rear 3 story open metal porch and a 4 car garage. The east side yard shall be zero and the rear yard open space shall be reduced to 71 sq. 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

B2C
 CHAIRMAN

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

APPLICANT: Ming Chen

CAL NO.: 14-09-A

PEARANCE FOR: Same

MAP NO.: 9-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 8849 S. Princeton Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2 dwelling units to be established in an RS-2 Residential Single-Unit (Detached House) District. A permit (#039957) issued in 6/26/04 states the building was single family residence.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

FEB 23 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that her building has always been a two unit building. She stated that she had repairs done on the building and that contractor doing the work had taken a permit out stating that the building was a single family residence. The signature on the permit was not that of the owners. The appellant also provided other documentation showing that the building was a two unit building. The Board shall permit the appellant to establish two dwelling units at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Juan Hernandez **CAL NO.:** 15-09-A
PEARANCE FOR: Mark Kupiec **MAP NO.:** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 2800 S. Homan Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a 1st floor front commercial unit for a dwelling unit. There will be a total of 4 dwelling units in the front building and 1 dwelling unit in the rear building on the 2nd floor in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; 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 use for a residential use. the former commercial unit was a tavern. The Board will permit the appellant to substitute the commercial use for a residential unit. There will be a total of 4 dwelling units in the front building a one dwelling unit in the rear building located on the second floor. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Boards
 ()ion.

APPROVED AS TO SUBSTANCE

BLC

 CHAIRMAN

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

APPLICANT: Charles Soderquist **CAL NO.:** 16-09-A
PEARANCE FOR: John Pikarski **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 3300 N. Clifton Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow living space (one bedroom) to be established over a garage. The rear building was a 1 ½-story building with storage will be raised to 2 story and will be 19'-1" in height. An accessory building shall not exceed 15' in height. There is no permit on file for this increase to the rear building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

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

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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 January 16, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The property was originally a commercial business. with storage in a rear accessory building. the conversion to a dwelling unit occurred more than 50 years ago and is therefore non-conforming. The Board will allow a guest bedroom to be established. This space is not to be connected to the main house. There are to be no cooking facilities allowed in this space. A permit shall be obtained to memorialize this decision and the work which converted the storage space to habitable space. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BSC
 CHAIRMAN

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

APPLICANT: Millennium Haircuts & Styles, Inc. **CAL NO.:** 18-09-S

PEARANCE FOR: **MAP NO.:** 289-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 11649 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--
CASE CONTINUED TO FEBRUARY 20, 2009

THE VOTE

FEB 23 2009

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: Michael and Electra Kontalonis **CAL NO.:** 19-09-A
PEARANCE FOR: Same **MAP NO.:** 39
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 5540-42 N. Kimball Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 3 metal gates and fences to be erected around the 3-story multi-dwelling unit building in an RS-3 Residential Single-Unit (Detached House) District. Gate A shall be 7'-2" wide and 12'-6" high; Gate B shall be 10' wide and 12'-6" high; Gate C shall be 7'-6" wide and 14' high.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

FEB 23 2009

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that the existing gates in question were installed over twenty years ago. She stated that the purpose for the gates was to provide security. She stated that in the past people have climbed the porch in the rear of the building and broken into some of the apartment from the rear entrance. The Board takes note of the appellants need for security but finds that the gates may be no higher than 8'. The board also finds that any portion of the gates that exceed 6' in height must be constructed of material that air and light may pass through. The decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO ACCURACY

B2C

CHAIRMAN

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

APPLICANT: Vince Kueffner **CAL NO.:** 20-09-Z
PEARANCE FOR: Same **MAP NO.:** 17-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 1242 W. Pratt 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, proposed parking spaces in the rear yard, to reduce open space to zero instead of 585 sq. ft., to reduce the combined side yards to zero each instead of 4' and the east side yard shall be 3'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 23 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 parking spaces in the rear yard, to reduce open space to zero, to reduce the combined side yards to zero each and the east side yard shall be 3'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJL

CHAIRMAN

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

APPLICANT: Nicole Carfora **CAL NO.:** 21-09-S

PEARANCE FOR: Paul Kolpak **MAP NO.:** 17-N

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 6460 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed animal kennel with boarding facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

FEB 23 2009

**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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 animal kennel with a boarding facility; 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 Zoning and Land Use Planning recommends approval of the proposed animal kennel and boarding facility.

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: Debra and Donald Larson **CAL NO.:** 23-09-Z
PEARANCE FOR: John George **MAP NO.:** 8-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 3424-26 S. Emerald Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed division of the improved zoning lot. The existing building shall have a north yard of zero instead of 2'. The existing building shall maintain two parking spaces at the rear of lot 33. The new single family residence at 3424 S. Emerald shall have a 10'-1" front yard instead of 15' and the average rear yard shall be 21'-5" instead of 31.8'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

FEB 23 2009

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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 dived an improved zoning lot. The existing building shall have a north yard of zero. The existing building shall maintain two parking spaces at the rear of lot 33. The new single family residence at 3424 S. Emerald shall have a 10'-1" front yard and the average rear yard shall be 21'-5"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and 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: Maria DeLos Angeles Becerril **CAL NO.:** 24-09-S
PEARANCE FOR: Same **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 2428 W. 47th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a 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

FEB 23 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 Zoning and Land Use Planning recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: New Jerusalem Evangelistic Church **CAL NO.:** 25-09-S

PEARANCE FOR: Richard Zulkey **MAP NO.:** 18-C

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 1706-16 E. 75th 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 107 seat religious facility in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 107 seat religious facility; testimony was offered 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 Zoning and Land Use Planning recommends approval of the religious facility.

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: Donald and Samuel Martin

CAL NO.: 26-09-A

PEARANCE FOR: Thomas Moore

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3512 N. Halsted Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 7 dwelling units to be established in a C1-2 Neighborhood Commercial District. Applicant has provided 3 sign permits which show 6 dwellings unit (family units) and not 7 dwelling units. The applicant has incorrectly interpreted these records. Tax records states 3 dwelling units only.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

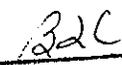
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; and

WHEREAS, the district maps show that the premises is located in an C1-2 Neighborhood Commercial 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 has stated that there are 7 units in the building. He has provided past permits that call out 7 units. The Board will permit the applicant to establish 7 dwelling units. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Maria DeJesus Calvo **CAL NO.:** 27-09-S
PEARANCE FOR: Same **MAP NO.:** 20-J
APPEARANCES AGAINST: Sylvia Washington **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 8507 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping 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		

FEB 23 2009
 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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 represented Alderman Lona Lane. The objector stated that it was the position of the Alderman that the use was not wanted or needed by the community. She stated that there was already an over concentration of similar uses in the community. The applicant stated that the use would not add to the amount of existing beauty shops but would be replacing an existing beauty shop. 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 Zoning and Land Use Planning 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

Boc

 CHAIRMAN

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

APPLICANT: Catherine Iaukea

CAL NO.: 28-09-Z

PEARANCE FOR: Thomas Moore

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 1045 W. Grace Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of living space in an attic and dormer which will increase the floor area by 251 sq. ft. The applicant claims this increase in area would not be more than 15% of the existing floor area that has existed before the date of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 23 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 living space in an attic and dormer which will increase the floor area by 251 sq. ft.. The increase would not exceed 15% of the existing floor area that existed before the date 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

BJC

CHAIRMAN

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

APPLICANT: Robert Campbell **CAL NO.:** 30-09-A
PEARANCE FOR: Thomas J. Ramsdell **MAP NO.:** 7-F
APPEARANCES AGAINST: Randy Mitchell **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 2456 N. Geneva Terrace

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 4th floor addition and to allow parking to be accessed from an opening at the first floor at ground level in an RM-5 Residential Multi-Unit District. This is an appeal from the Zoning Administrator's denial to issue an administrative adjustment. The request was to reduce the combined side yards to zero instead of 4.19', to reduce the rear yard to 22.14' instead of 30.09' for a 4th floor addition to a 2 dwelling unit building. The Zoning Administrator decision does not includes parking spaces.

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

THE VOTE

FEB 23 2009
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 January 16, 2009; and

WHEREAS, the district maps show that the premises is located in an RM-5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant requested an Administrative Adjustment to add a 4th floor addition to his row house. The property does not have side yards nor does it have access to an alley. One neighbor appeared and objects to the parking space which will be added to the front of the building at the ground floor level. The parking issue is not before the Board of Appeals. The applicant presented evidence that the 4th floor addition will be constructed on the load bearing walls. the Board will overrule the Zoning Administrator decision and permit the 4th floor addition. a permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B+C

CHAIRMAN

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

APPLICANT: Ghosh, LLC

CAL NO.: 32-09-S

PEARANCE FOR: Mark Kupiec

MAP NO.: 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3348-52 N. Paulina Avenue*

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009

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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 Zoning and Land Use Planning 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;

* Amended at Hearing

APPROVED AS TO SUBSTANCE

[Handwritten signature]

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

APPLICANT: Millennium Haircuts & Styles, Inc. **CAL NO.:** 33-09-S
PEARANCE FOR: Thomas Pikarski **MAP NO.:** 14-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 27-35 E. 59th Street*

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; the testimony of the appraiser was that the use 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 Zoning and Land Use Planning 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;

* Amended at Hearing

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Markus and Barbara Trice **CAL NO.:** 34-09-Z
PEARANCE FOR: Bernard Citron **MAP NO.:** 3-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 1427 N. State Parkway

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 2nd floor addition whose north side yard shall be zero instead of 2.4', the rear yard set back shall be 21' instead of 36.4' and to increase the existing floor area by 283 sq. ft. which is less than 15% of the area which existed prior to the passage of this ordinance. There is a breeze way connection from the building to the garage with an attached pergola.

ACTION OF BOARD--
VARIATION GRANTED

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

FEB 23 2009

2 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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 2008 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd floor addition whose north side yard shall be zero, the rear yard set back shall be 21' and to increase the existing floor area by 283 sq. ft. which is less than 15% of the area which existed prior to the passage of this ordinance. There shall be a breeze way connection from the building to the garage with an attached pergola; 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 **APPROVED AS TO SUBSTANCE** is issued.

BVC

 CHAIRMAN

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

APPLICANT: Erica Putz **CAL NO.:** 35-09-Z
PEARANCE FOR: Thomas Pikarski **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 4335 N. Sacramento 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 4th dwelling unit in an existing 3 ½-story building whose minimum lot area shall be 3,759.3 sq. ft. instead of 4,000 sq. ft., the south side yard shall be zero instead of 2.4' and to eliminate 260 sq. ft. of rear yard open space.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

FEB 23 2009
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

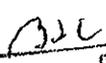
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 4th dwelling unit in an existing 3 ½-story building whose minimum lot area shall be 3,759.3 sq. ft., the south side yard shall be zero and to eliminate 260 sq. ft. of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Raquel Reyes

CAL NO.: 36-09-Z

PEARANCE FOR:

MAP NO.: 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 4644-46 W. McLean 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, the division of an improved zoning lot. The existing 2-story single family residence shall have a east yard of zero instead of 2' with a 5.56' west side yard and front yard shall be 14.8' instead of 20'.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009
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: Laurentia Brooks **CAL NO.:** 37-09-A

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 6928 S. Racine Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a motor cycle repair shop in a B1-1 Neighborhood Shopping District. An Motor Vehicle Repair requires a B3 zoning district. There has not been a business license issued to this address since August 2005. The applicant moved in December of 2006 without a business license.

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

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
RECUSED		

THE RESOLUTION:

WHEREAS, 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 January 16, 2009; and

WHEREAS, the district maps show that the premises is located in a B1-1 Neighborhood Shopping District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that she wishes to re-establish a motorcycle repair shop at this location. She stated that she began the process in 2006 and that she was pursuing the business license until a medical condition rendered her bed ridden. The Board finds that the appellant has diligently pursued the business license and has submitted supporting documentation to that affect. The Board will permit the appellant to re-establish a motorcycle repair shop. A business license shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Donald and Samuel Martin **CAL NO.:** 38-09-A
PEARANCE FOR: Thomas Moore **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2009
PREMISES AFFECTED: 1451-53 W. Carmen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 4 dwelling units to be converted into 7 dwelling units without providing 7 parking spaces in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. Permits from 1999 and 2007 state 5 family units (4 originals) Department of Water records from 1946 shows only 4 dwelling units.

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

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

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Board finds that 7 dwelling units were established more than 50 years before the passage of this and are therefore non- conforming. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Donald and Samuel Martin **CAL NO.:** 39-09-Z
PEARANCE FOR: Thomas Moore **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009
PREMISES AFFECTED: 1451-53 W. Carmen 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 open rear porch whose combined side yards hall be zero instead of 10 feet.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

FEB 23 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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; an appeal was granted in Cal. No 38-09-A; the applicant shall be permitted to construct a 2-story open rear porch whose combined side yards hall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BjC

 CHAIRMAN

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

APPLICANT: Rick and Jodie Romanow **CAL NO.:** 40-09-S

PEARANCE FOR: Thomas Moore **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 4644 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 an expansion of a tavern in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 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 tavern. 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 Zoning and Land Use Planning recommends approval of the proposed tavern expansion.

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

APPROVED AS TO SUBSTANCE

Bae
CHAIRMAN

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

APPLICANT: Vicky Guebarra

CAL NO.: 260-08-S

PEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 2300 S. Leavitt 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

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, 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

BDC

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:
January 16, 2009

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--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

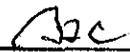
FEB 23 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: J. S. Huron, LLC

CAL NO.: 391-08-A

PEARANCE FOR:

MAP NO.: 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 1345-47 W. Huron Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the subdivision of an improved zoning lot in an RM-5.5 Residential Multi-Unit District. The existing building has 8 dwelling units; there are 2 parking spaces and there is no rear yard open space.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009
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

Bac
CHAIRMAN

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

APPLICANT: J. S. Huron, LLC

CAL NO.: 392-08-Z

PEARANCE FOR:

MAP NO.: 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2008

PREMISES AFFECTED: 1345-47 W. Huron Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, the proposed division of an improved zoning lot. The existing 3-story 8 dwelling unit building shall have a zero east side yard instead of 3.84', the total combined side yard shall be 1.6' instead of 4.8'. An easement has been created to provide for means of egress and ingress. The case was previously before the Board as one connected building. The board denied the project on February 2008 (58-08-A).

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009
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

Bal
CHAIRMAN

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

APPLICANT: J. S. Huron, LLC

CAL NO.: 393-08-Z

PEARANCE FOR:

MAP NO.: 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 1345 N. Huron Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, a proposed 3-story 3 dwelling unit building whose front yard (on Ancona) shall be zero instead of 13.2' and the east and west side yard shall be zero instead of 2.4' each to allow parking in the front yard.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

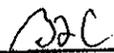
FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Pullman Waste Processing, Inc.

CAL NO.: 428-08-S

PEARANCE FOR:

MAP NO.: 26-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 10823 S. Langley 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 waste related transfer station, a re-processable construction/demolition material station and resource recovery facility in a M3-3 Heavy Industry District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 19, 2009

THE VOTE

FEB 23 2009
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: SDO Development, LLC

CAL NO.: 446-08-S

PEARANCE FOR:

MAP NO.: 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 2345-55 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 proposed drive-thru facility in a mall containing a 2nd drive-thru for a fast food restaurant in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

FEB 23 2009

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

BBC

CHAIRMAN

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

APPLICANT: Michell R. Joseph

CAL NO.: 466-08-A

PEARANCE FOR:

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 1900 S. Loomis Street/1401 W. 19th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 4 townhouse to be constructed using 19th Street to access the required parking in an RM-4.5 Residential Multi-Unit District. Section 17-2-402A-1 states all or site parking must be accessed from the abutting alley. Applicant wants to place parking off Loomis.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009

**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: Mitchell R. Joseph

CAL NO.: 467-08-Z

APPEARANCE FOR:

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 1900 S. Loomis Street/1401 W. 19th 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 4 unit townhouse whose front yard shall be zero instead of 5', on a corner lot facing Loomis, to reduce the rear wall facing an aside proper line to 3' instead of 12', to allow 200 sq. ft. private yards to be placed on the roof and to reduce the 20' foot property line for a garage door to 2'-4" on the sub-standard lot.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

FEB 23 2009

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: Larry Young d/b/a TNT

CAL NO.: 476-08-A

PEARANCE FOR:

MAP NO.: 18-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 16, 2009

PREMISES AFFECTED: 1714 W. 79th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a tattoo parlor in a B1-1 Neighborhood Shopping District. There is no business license to show the tattoo use was lawfully established. A tattoo facility requires a B3-1 zoning and a special use.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

FEB 23 2009
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

BLC
CHAIRMAN

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

APPLICANT: Vanessa Schumert

CAL NO.: 477-08-S

PEARANCE FOR:

MAP NO.: 22-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 2137 E. 87th 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--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

FEB 23 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

32c
SECRETARY

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

APPLICANT: Tim Heise **CAL NO.:** 492-08-A

APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-G

APPEARANCES AGAINST: Stephen Laslo, Barry Maram **MINUTES OF MEETING:**
January 16, 2009

PREMISES AFFECTED: 3512 N. Southport Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish a roof top basketball court which will include 20 foot high netting structures on a 5-story building in a B3-3 Community Shopping District. The maximum height in a B3-3 structure is 65 feet and this structure will be 70'-2 1/2" in height.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 23 2009
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 January 16; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter is requesting to reverse the decision of the Zoning Administrator to establish a roof top basketball court. The appellant stated that there are similar uses in the area and that his use would be similar to those. The objectors in this matter stated that they are opposed to this type of use in a residential area. The objectors stated that this type of structure would be out of character with the neighborhood because it can be viewed from a residential street. The Board will permit the use. The Board will not permit any lighting to be installed or suspended from the structure. There Board will also not permit any type of heating devices to be attached or suspended from the structure. The structure must remain open and at no time may be enclosed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

Bsl

CHAIRMAN

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

APPLICANT: Paul Heintz

CAL NO.: 526-08-A

PEARANCE FOR: Same

MAP NO.: 8-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3440 S. Hoyne Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the proposed rear porch enclosure and 2nd floor deck in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

FEB 23 2009

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 January, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he wishes to legalize the rear enclosed porch and a 2nd floor deck. He stated that he purchased the building as is. The Board will permit the appellant to legalize the rear porch and the 2nd floor deck. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Mer-Car Corp

CAL NO.: 533-08-S

PEARANCE FOR: Howard Kilberg

MAP NO.: 8-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2009

PREMISES AFFECTED: 3501 S. California Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a bus turn around service and parking lot (a major utility) in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 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 bus turn around service and parking lot (a major utility); 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 Zoning and Land Use Planning recommends approval of the proposed commercial bus station at this location, provided construction is consistent with the layout and design as illustrated in the site plan prepared by Arq Studio, LLC dated January 12, 2009 and provided landscaping and fencing are installed 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

B2V

CHAIRMAN

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

MINUTES OF MEETING

Date: February 20, 2009

Cal. No. 24-08-S

Dennis Aukstik, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a drive through facility for a Walgreens pharmacy on premises located at 5400-24 s. Archer/ 5140-50 S. Cicero / 5141 S. LaCrosse. The special use was approved by the Zoning Board of Appeals on January 18, 2008 .

Mr. Aukstik stated the project is in the process of vacating an alley and is unable to obtain a building permit until the alley is vacated. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to February 20, 2010. The motion prevailed by yeas and nays as follows:

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

FEB 23 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN