

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

APPLICANT: Agustin Alvarado

CAL NO.: 96-09-A

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCES AGAINST:

PREMISES AFFECTED: 5141 W. Fullerton Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to increase the residential floor area (1.2) by adding residential floor area a 3rd floor living space. The property exceeds the allowed area (222 sq. ft.) in a B3-1 Community Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

NOV 03 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

B2C
CHAIRMAN

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

APPLICANT: Middlefork Capital, LL

CAL NO.: 247-09-Z

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:
September 18, 2009

APPEARANCES AGAINST: James Erwin, Jeffrey Price,
Wendy Taylor- Nations

PREMISES AFFECTED: 1705 N. Dayton Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose combined side yards shall be 2', zero on the south and 2' on the north and the rear yard shall be 12' instead of 34.86'.

ACTION OF BOARD--
VARIATION DENIED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 26, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that they are opposed to this project because they feel that it will change the character of their neighborhood; testimony was also offered that the objectors feel that the design of the project would increase flooding at the rear of the property and impact the surrounding property; the objectors feel that there is not a hardship for the applicant and that the Board should not grant the variation. The applicant stated that the connector to the garage would have a green roof and that the lot is substandard and therefore needs the variations as requested. 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 and that the aforesaid variation request is denied.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Claudia Mosier **CAL NO.:** 249-09-A
APPEARANCE FOR: Matt Heinke **MAP NO.:** 11-1
APPEARANCES AGAINST: Paula Borg, Dara Salk, Susan Malon **MINUTES OF MEETING:**
September 18, 2009
PREMISES AFFECTED: 2543 W. Cullom Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow applicant to claim to be a family community home. The Zoning Administrative has determined the use to be a transitional residence because the people living at the site stay until they move to independent living. The applicant's stated goal is to move its clients from the residence and therefore is a temporary residential living arrangement in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

NOV 03 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 September 18, 2009; and

WHEREAS, the district maps show that the premises is located in an RS-3 Zoning 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 is currently providing a place of residence for people afflicted with physical and mental impairments and are recovering alcoholics and drug users. The residents are supervised by a volunteer staff headed by Dr. Mosier. The Zoning Administrator has determined that individuals stay at this location is temporary. This decision was based on the fact that one of the stated goals of the organization was to help the individual resident to leave the residence and live independently. Dr. Mosier stated that she may have said that to the Zoning Administrator, but now believes the phrase is open to interpretation. The applicant also submitted a letter to the Zoning Administrator detailing the services of the organization which also stated that their goal was to help the individual re-enter society. Dr. Mosier stated that there is no time limit on the length of an individuals stay. Dr. Mosier also stated that there are no counseling services that are offered on site and there is no medication dispensed to residents. The alderman and several neighbors appeared in opposition to Living With Pride. Their objections were to the claim that the residence ran a half way house and also conducted Alcoholics Anonymous meetings from the home. The alderman asked the applicant to stop conducting meetings at the location and she has since complied. The objector's also

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

CAL NO.: 249-09-A

MINUTES OF MEETING:
September 18, 2009

submitted evidence that was acquired from the applicants own web site that referred to Living With Pride as a half way house. The Zoning Administrator has determined the use to be classified as a transitional residence based on the determination that the residents will not remain at this location permanently. The claim that the use is a community home must be denied because the residents will not reside at the location permanently. The Boards finds that the decision of the Zoning Administrator was correct and the applicant has failed to show the decision was wrong. The decision of the Zoning Administrator is affirmed.

NOV 03 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Pullman Suites L.P.

CAL NO.: 250-09-S

APPEARANCE FOR:

MAP NO.: 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 18, 2009

PREMISES AFFECTED: 15 E. 112th Place

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 5-story 60 unit senior housing with required 20 parking spaces, 5 bicycle spaces and one 10' x 25' loading berth in a B3-2 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jatin Patel **CAL NO.:** 256-09-Z

APPEARANCE FOR: Richard Bogosz **MINUTES OF MEETING:**
September 18, 2009

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6701 S. Sangamon Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3-story open porch whose combined side yards shall be zero instead of 5.85'.

**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

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story open porch whose combined side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Bjc

CHAIRMAN

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

APPLICANT: Denali Spectrum Operations **CAL NO.:** 258-09-Z
 LLC d/b/a Cricket Communications

APPEARANCE FOR: Tony Phillips **MINUTES OF MEETING:**
 September 18, 2009

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2814 N. California Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a M1-1 Limited Manufacturing/Business Park District, an existing monopole wireless communication facility to have a front set back of 6.2' instead of 20' in order to allow a 10 foot addition to a 60 foot monopole.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2009 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 existing monopole wireless communication facility to have a front set back of 6.2' in order to allow a 10 foot addition to a 60 foot monopole; 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: William J. Barry **CAL NO.:** 260-09-A
APPEARANCE FOR: William Hennessey **MINUTES OF MEETING:**
 September 18, 2009
APPEARANCES AGAINST: None
PREMISES AFFECTED: 227-31 W. Menomonee Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 4 dwelling unit building to be converted to 5 dwelling units while reducing 5 existing parking spaces to 4 parking spaces in an RM-5 Residential Multi-Unit District.

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

THE VOTE

NOV 03 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 Zoning 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 presented testimony that the building in question has an orange designation, which grants it landmark status. A landmarked building does not require parking. The decision of the Zoning Administrator is reversed and the appeal is granted. 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: Rahell Realty LLC **CAL NO.:** 279-09-S

APPEARANCE FOR: James J. Banks **MEETINGS OF MINUTES:**
September 18, 2009

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1606 W. Madison Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive-thru facility in a B3-3 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		

NOV 03 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 fast food restaurant with a drive thru facility; 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 fast food restaurant with a drive thru facility provided it is constructed consistent with the site plans and elevation prepared by Panter Associates and dated August 28, 2009 and fencing and landscaping 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

BJC

CHAIRMAN

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

APPLICANT: Ivetter Diaz d/b/a New Life
New Look Hair Design

CAL NO.: 315-09-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1642 N. California

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed beauty salon.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

NOV 03 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 September 18, 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 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

B2C

CHAIRMAN

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

APPLICANT: Mirna Rivera

CAL NO.: 321-09-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4358 W. 51st Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed tavern on the first floor and basement.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009 ; 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 tavern on the first floor and basement of an existing restaurant; 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.

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: La Causa Community Committee

CAL NO.: 322-09-S

APPEARANCE FOR: Allison Pawlicki

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8816 S. Commercial Ave.

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed community center

ACTION OF BOARD

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

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

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

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Mohawk 2054 LLC

CAL NO.: 323-09-A

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2054 N. Mohawk

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow the subdivision of a proposed zoning lot in order to construct a proposed 4 story single family residence. The rear 25.36' of the rear of lot 3 was sold and now contains a garage which blocks parking for the new house.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 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, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RM-5 Zoning 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 subdivide the lot to construct a 4 story single family home. The appellant stated that the rear of the lot contains a garage that does not belong to him and that his has been unable to obtain an easement agreement from the property owners of the garage. The Alderman in this ward will also not permit a curb cut at this location. The Board finds that the applicant shall be permitted to subdivide the lot so that he may construct a 4 story single family home. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Mohawk 2054 LLC

CAL NO.: 324-09-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2054 N. Mohawk Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to waive one required parking space for a proposed single family residence. The parking may be exempt because alley access has been denied. Parking may be accessed from the street as voluntary.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 to this location in Cal. No. 324-09-Z. The applicant has been permitted to subdivided. This property has no alley access and the Alderman will not grant a curb cut. The applicant shall be permitted to eliminate one required parking space for a proposed 4 story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Adam & Jennifer Velarde

CAL NO.: 325-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1945 N. Dayton

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2 story rear addition whose rear yard shall be 22'-4" instead of 35', to add 291 square feet which is more than 15% of the area

ACTION OF BOARD

CASE CONTINUED TO OCTOBER 16, 2009

THE VOTE

NOV 03 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: Richard and Margery Feitler

CAL NO.: 326-09-Z

APPEARANCE FOR: Joseph Gattuso

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2120-22 N. Hudson

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed two story rear addition (463 square feet) , to an existing 2 dwelling unit building whose rear yard setback shall be 13' instead of 40.79'.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18,2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 two story rear addition (463 square feet) , to an existing 2 dwelling unit building whose rear yard setback shall be 13' ; 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: Pedro Roman

CAL NO.: 327-09-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3231-33 W. Evergreen Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow the establishment of a 10 dwelling unit building.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI
REVEREND WILFREDO
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 September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RS-3 Zoning 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 establish a 10 dwelling unit building at this location. He stated that he purchased the building with 10 units. The appellant has submitted past permits showing that there were ten units in the building. The Board will permit the appellant to establish 10 dwelling units at this location. A permit shall be obtained to memorialize this decision. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Pedro Roman

CAL NO.: 328-09-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3231-33 W. Evergreen Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3 story enclosed porch whose west side shall be zero instead of 3' and to increase the existing area by not more than 15% (375 square feet) of the floor area existing 50 years prior to the date of the ordinance.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 for this property in Cal. No. 327-09-A, to establish 10 dwelling units. The applicant shall now be permitted to construct a 3 story enclosed porch whose west side shall be zero and to increase the existing area by not more than 15% (375 square feet) of the floor area existing 50 years prior to the date of the 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

B2C
CHAIRMAN

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

APPLICANT: Adam Oris

CAL NO.: 329-09-A

APPEARANCE FOR: Lawrence Lusk

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2106 W. Huron Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow the expansion of a rear one dwelling unit building. There is a 2 dwelling unit front building on this property.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 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, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RS-3 Zoning 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 past owner of this property converted the rear building from 1 dwelling unit to 2. The appellant wishes to restore the rear building to a single family residence. The Board will permit the appellant to establish a single family residence in the rear building on this property and 2 dwelling units in the front building. The decision of the Zoning Administrator is reversed an the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

BDC
CHAIRMAN

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

APPLICANT: Top MD Construction Inc.

CAL NO.: 330-09-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1041 N. Damen

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of proposed living space below the second floor (1st floor units duplexed into the basement) in a 6 dwelling unit building

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI
REVEREND WILFREDO
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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 below the second floor. The first floor units shall be duplexed into the basement in an existing 6 dwelling unit building; 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 ground-floor residential use.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jim Burlinski

CAL NO.: 331-09-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1243 N. Greenview

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow a 5 dwelling unit building in the front building with a proposed 4th story stairwell dormer and to exceed the height limit to 45' for this dormer.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 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:

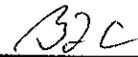
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RT-4 Zoning 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 state that he has owned this building for 22 years. He wishes to expand the 1st floor dwelling unit into the former commercial space. There will be a total of 5 dwelling units at this location. One dwelling unit on the 1st floor, 2 dwelling units on the 2nd floor and 2 dwelling units on the 3rd floor. The appellant also stated that the stair well dormer was original. The Board will also permit the stairwell dormer to exceed the height limit to 45'. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Steve Manfreda

CAL NO.: 332-09-A

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1714 N. Nordica

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow an accessory building to be 18'-1' instead of 15'. The height limitation for an accessory building (garage) is 15'.

ACTION OF BOARD

CASE CONTINUED TO NOVEMBER 20, 2009

THE VOTE

NOV 03 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: Steve Manfreda

CAL NO.: 333-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1714 N. Nordica

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2 story rear addition to an existing single family residence whose north side yard shall be 1.24', south side yard shall be 2.98' instead of 12' to reduce the rear yard to zero instead of 50'.

ACTION OF BOARD

CASE CONTINUED TO NOVEMBER 20, 2009

THE VOTE

NOV 03 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

B2 C
CHAIRMAN

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

APPLICANT: Robert Bialkowski

CAL NO.: 334-09-S

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2620 N. Halsted

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed liquor store with packaged goods.

ACTION OF BOARD

APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 liquor store with packaged goods; 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 wine shop.

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Archdiocese of Chicago **CAL NO.:** 335-09-A

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6335 N. Hoyne

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the subdivision of one improved zoning lot, containing a church, school, and a parking lot, into three new zoning lots.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 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 September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RT-4 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that they need to divide the existing lots to erect a statue. The Board will permit the appellant to subdivide the property into three separate zoning lots. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE

B2c
CHAIRMAN

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

APPLICANT: Archdiocese of Chicago

CAL NO.: 336-09-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6335 N. Hoyne

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of allow the subdivision of one improved zoning lot, the church and the school lot shall have a south side yard of zero instead of 5'.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 for this property in Cal. No. 336-09-Z. The applicant shall now be permitted to establish a subdivided lot. The lot containing the church and the school shall have a south side yard of zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: David Carmona

CAL NO.: 337-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 2830 W. 25th Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to construct a 3 story 2 dwelling unit building whose front yard shall be 7.1' instead of 14.40' the west side yard shall be zero instead of 2' and to reduce the required side yards from 4.8' to 2.67'

ACTION OF BOARD

CASE CONTINUED TO NOVEMBER 20, 2009

THE VOTE

NOV 03 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: Public Building Commission of Chicago **CAL NO.:** 338-09-Z

APPEARANCE FOR: Meg George **MINUTES OF MEETING:**
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7437-61 W. Cornelia; 3451-61 N. Olcott; 3452-60 N. Osceola

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed one story public library whose front set back shall be 5'0 instead of 20' and whose rear setback shall be 1-10;

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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:

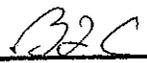
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 and

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 one story public library whose front set back shall be 5'0 and whose rear setback shall be 1-10'; 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: Public Building Commission of Chicago **CAL NO.:** 339-09-Z

APPEARANCE FOR: Meg George **MINUTES OF MEETING:**
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3436 N. Osceola

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to reduce the required 24' side yard to zero to divide the zoning lot with two existing buildings into two parcels.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide the zoning lot into to two parcels which will have a side yard of zero; the lot has two existing buildings; 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: 1300 Wellington, Inc.

CAL NO.: 340-09-A

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1300 W. Wellington Chicago, IL 60657

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow expansion of a tavern located in an RS-3 zoning district. The applicant wishes to expand the kitchen and place a refrigerated store into a garage.

ACTION OF BOARD

CASE CONTINUED TO NOVEMBER 20, 2009

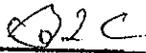
THE VOTE

NOV 03 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: Stephen and Carol Napleton

CAL NO.: 341-09-S

APPEARANCE FOR: John George

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: Sadie Gerbic, Arlene Brennan

PREMISES AFFECTED: 2401-11 W. Granville/ 6100-58 N. Western/ 2400-10 W. Glenlake

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed drug store with a drive thru facility.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated they are opposed to the applicant being able to exit on to Glenlake. They stated that the increase in traffic on to their street could cause a hazzard for the residents. They also stated that they are concerned about loitering and the possibility of cars being parked in the vacant lot next door to the subject property; the Board will permit the applicant to establish a drive thru for a drug store. The Board also finds that the applicant must install a system of barriers to restrict all access to the undeveloped lot to the south of the subject property; 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 drive-through facility provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Camburas & Theodore, dated September 4, and August 26, 2009, respectively; and provided the applicant installs fencing and landscaping consistent with the landscape plan prepared by Country Landscape Architects & Contractors, dated September 16, 2009.

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: Bernard Shipper IV

CAL NO.: 342-09-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3921 N. Ravenswood

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the reduction of 225 square feet of rear yard open space to allow for an addition to the existing garage.

ACTION OF BOARD
VARIATION GRANTED

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 for this property in Cal. No. 342-09-Z; the applicant shall now be permitted to reduce the rear yard by 225 square feet to allow for an addition to an existing garage. 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: Rachel Jordan d/b/a
Sejour Hair Salon and Nail Spa
APPEARANCE FOR: Lawrence Lusk

CAL NO.: 343-09-S

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2245 W. Irving Park Rd. 2nd Floor

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of to establish a beauty salon/ nail spa.

ACTION OF BOARD

APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 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



CHAIRMAN

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

APPLICANT: Heartland Illinois Food Corp.

CAL NO.: 344-09-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10550 S. Avenue B

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of establish a fast food restaurant with a drive through facility

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive thru for a fast food restaurant; testimony was offered stating that the use is compatible with the neighborhood and is compatible with the surrounding community; there is an existing fast food restaurant with a drive thru at this location currently; 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 drive thru facility provided: it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Warren Johnson Architects, Inc., dated September 18, and February 17, 2009, respectively, the applicant installs a 7- foot deep landscape strip along the 106th Street frontage and 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

B2C
CHAIRMAN

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

APPLICANT: Leonard J. Gabreleski
d/b/a/ Lens Barber Shop
APPEARANCE FOR: Christopher Koczwar

CAL NO.: 345-09-S

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4638 W. 63rd Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of to establish a barber shop.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 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 barber shop.

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: Mark A. Garcia

CAL NO.: 346-09-Z

APPEARANCE FOR: Richard Zulkey

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1246 W. Roscoe

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed covered front porch whose front yard shall be 12' instead of 15'.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 covered front porch whose front yard shall be 12'; 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: Wells and Scott
Development Company LLC

CAL NO.: 347-09-S

APPEARANCE FOR: Jesse Dodson

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 201 W. Scott

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of residential use below the second floor in a proposed 3 story 6 dwelling unit building with commercial space.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3 story 6 dwelling unit with residential use below the second floor; 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 first floor dwelling units.

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: Wells and Scott Development Company, LLC

CAL NO.: 348-09-Z

APPEARANCE FOR: Jesse Dodson

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 201 W. Scott

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3 story 6 dwelling unit and commercial building whose front yard shall be zero instead of 1/2 the abutting residential yard, the rear yard shall be zero instead of 30' on floors containing residential use

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this property to permit residential use below the 2nd floor in Cal. No. 347-09-S; the applicant is permitted to construct a 3 story 6 dwelling unit and commercial building whose front yard shall be zero instead of 1/2 the abutting residential yard, the rear yard shall be zero on floors containing residential use; 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: Larry Christian

CAL NO.: 349-09-Z

APPEARANCE FOR: Chris Walsh

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4108 N. Leavitt

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3 story rear addition whose combined side yards shall be 4.53' (.78' on the north and 3'9" on the south) instead of 5' with neither yard less than 2' and to reduce the rear yard open space to 288 square feet instead of 450 square feet

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI
REVEREND WILFREDO
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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3 story rear addition whose combined side yards shall be 4.53' (.78' on the north and 3'9" on the south) and to reduce the rear yard open space to 288 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 24 Seven Outdoor LLC

CAL NO.: 350-09-A

APPEARANCE FOR: Patrick Thompson

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1537 N. Damen

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow an off-premise(advertising wall) sign measuring 714 sq. ft. Damen at this address is a pedestrian street which would only permit a sign of 400 sq. ft. and is also within 250' of an R- district which does not permit more than 100 sq. ft of signage.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

FEB 03 2010

**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 September 18,2009; and

WHEREAS, the district maps show that the premises is located in an B3-2 Zoning 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 filed an appeal to establish an off-site premise advertising sign at the south wall of 1537 N. Damen. The sign measures 42' x 17' or 714 square feet. The Zoning Administrator denied the permit for the signed based on the conclusion that it was located on a pedestrian street (§ 17-12-1002-F), further that in a B3-2 district only 405 square feet would be allowed (§ 17-12-100-E) and limited to only 100 square feet because the sign is within 250 of a residential district. The applicant produced a photograph showing the current sign is for BBC Realty. This is an on-premise sign, but the real estate company has relocated and not on premise. The appellant presented another photograph of a smaller painted wall sign advertising Fox Deluxe Beer. From viewing the automobiles in the photograph it appears to have been taken in the late 1940's or early 1950's and a photo from the 1960's was also submitted. An affidavit from C. Caravette stated that a sign has existed at this location on the wall since August of 1989. No permits were presented regarding this sign. The Board finds there is a legal non-conforming on-premise (§ 17-15-0502) at this location. the sign advertises a real estate business that has now moved away. The Board must now determine if a non-conforming on-premise sign may now be converted to an off- premise sign. The Board does not know of any code section which permits the change. The decision of the Zoning Administrator is upheld and the appeal is denied.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Carbon Hair LLC

CAL NO.: 351-09-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3009 N. Halsted

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of establish a beauty salon.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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

Boe

CHAIRMAN

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

APPLICANT: Robert & Brenda Rugai

CAL NO.: 352-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1845 N. Bissell

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed enclosed breezeway (passage to an existing garage) whose south side yard shall be 1'-0" instead of 2'-0", the rear yard shall be 20' instead of 35'

ACTION OF BOARD

CASE CONTINUED TO NOVEMBER 20, 2009

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: T-Mobile Central LLC

CAL NO.: 353-09-S

APPEARANCE FOR: Bridget O'Keefe

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1933 W. 87th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of proposed wireless communication facility.

ACTION OF BOARD

THE VOTE

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI	X		
REVEREND WILFREDO	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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 wireless communication facility; 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 wireless communication facility, provided the applicant installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Joseph Vanderstrappen **CAL NO.:** 354-09-A

APPEARANCE FOR: Same **MINUTES OF MEETING:**

September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1543 S. Kedvale

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow an 8 foot solid wall (steel) fence to be established.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

NOV 03 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		
Abstain		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RT-4 Zoning 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 wishes to establish an 8' solid steel fence. The Board denies the request because the fence has been erected contrary to the zoning code (17-17-03-09). The finds the appellant must remove the wall and comply to the zoning code. The decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Donna Caridi d/b/a/
Three's Kompany Hair Design

CAL NO.: 355-09-S

APPEARANCE FOR: David Lugo

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6354 S. Pulaski

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of establish a beauty salon.

ACTION OF BOARD
APPLICATION APPROVED

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI	X		
REVEREND WILFREDO	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 September 18,2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

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

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

B2C
CHAIRMAN

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

APPLICANT: Tennis Corporation of America
d/b/a Midtown Tennis Club

CAL NO.: 356-09-S

APPEARANCE FOR: John George

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2416-76 N. Elston Avenue / 2000-50 W. Fullerton

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of one story addition to a tennis club (participant Sports and Recreation facility).

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI	X		
REVEREND WILFREDO	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 September 18,2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 City of Chicago has condemned portions of the applicants property; the applicant is requesting to build additions to the existing club; the Board will permit the applicant to construct a one story addition; 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 additions to the tennis club, provided the applicant installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Tennis Corporation of America
d/b/a Midtown Tennis Club

CAL NO.: 357-09-S

APPEARANCE FOR: John George

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2425-55 N. Elston/ 2418-58 N. Damen

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a 1,2 and 4 story addition to an existing tennis club (Participant Sports and Recreation Facility).

**ACTION OF BOARD
APPLICATION APPROVED**

THE VOTE

NOV 03 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

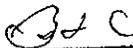
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

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 City of Chicago has condemned portions of the applicants property; the applicant is requesting to build additions to the existing club; the Board will permit the applicant to construct a one story addition; 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 additions to the tennis club, provided the applicant installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Patricia and Indalecio Olvera

CAL NO.: 358-09-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6054-58 S. Troy

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow 16 dwelling units to be established and to increase the height of the building to 38' instead of 30' .

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 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 September 18,2009; and

WHEREAS, the district maps show that the premises is located in an RS-3 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that they wish to legalize 16 units in an existing building. The appellant has offered printouts of city records indicating that there are 16 dwelling units at this location. The Board will accept the evidence submitted and will permit the appellant to establish 16 dwelling units at this location and to permit the height to be 38'. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Patricia and Indalecio Olvera

CAL NO.: 359-09-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6054-58 S. Troy

NATURE OF REQUEST: Application for a S. Troy under Chapter 17 of the Zoning Ordinance for the approval of the enclosure of two porches whose north yard shall be zero instead of 4.67'; combined set backs shall be 4' instead of 11.69', the rear yard shall be 16.64' instead of 37.54', to exceed the floor area and reduce open space to 0 instead of 3, 600 sq. ft.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 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 for this property in Cal. No. 358-09-A; the applicant shall now be permitted to enclose two porches whose north yard shall be zero; combined set backs shall be 4', the rear yard shall be 16.64', to exceed the floor area and reduce open space to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Transit Authority

CAL NO.: 360-09-S

APPEARANCE FOR: Bridget O'Keefe

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 136-144 W. Cermak/ 2037-51 S. Archer Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of addition and stairs to an existing rapid transit station.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; 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 an addition and stairs to an existing rapid transit station; 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 transit station additions.

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

APPROVED AS TO SUBSTANCE

Bgc
CHAIRMAN

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

APPLICANT: 5720 West 55th Street LLC

CAL NO.: 361-09-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 5720 W. 55th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of non- accessory parking within a one story commercial building.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

NOV 03 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI	X		
REVEREND WILFREDO	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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a neighborhood resident was present in opposition to this project he was concerned that cars would quickly fill the garage and then begin to park on the street; the applicant shall be permitted to establish non-accessory parking and a one story commercial building; 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 provided the construction and layout are consistent with the site plans and drawing prepared by Axios Architects and Consultants, dated September 18, 2009.

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: Lazo's Taco

CAL NO.: 361-09-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
September 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2003-09 N. Western

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of establish a public place of amusement license.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

NOV 03 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 September 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license with in 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

BDC
CHAIRMAN

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

APPLICANT: Bernard Shipper IV

CAL NO.: 363-09-A

APPEARANCE FOR: Same

MINUTES OF MEETING:
October 16, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3921 N. Ravenswood

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow the expansion of a non-conforming garage with 17' deep parking spaces. The depth of a parking space should be 18'. The applicant wishes to add a deck over the existing garage.

ACTION OF BOARD

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

NOV 03 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 October 16, 2009; and

WHEREAS, the district maps show that the premises is located in an RS-3 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 an existing fire house and has previously rehabilitated the structure with a building permit. the existing garage contains parking stalls that are only 17' deep. The applicant is now adding a deck to the garage and the Board has granted the necessary variation to allow the deck and access ways to be constructed. The Board finds the addition to be a permitted expansion of a non-conforming development. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BCC
CHAIRMAN

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

APPLICANT: Pullman Waste Processing, Inc. **CAL NO.:** 428-08-S

APPEARANCE FOR: **MINUTES OF MEETING:**
September 18, 2009

APPEARANCES AGAINST:

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 NOVEMBER 20, 2009

THE VOTE

NOV 03 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