

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

**APPLICANT:** Wrightwood Burling Place  
Condominium Associations

**CAL NO.:** 195-09-A

**APPEARANCE FOR:**

**MAP NO.:** 7-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
May 15, 2009

**PREMISES AFFECTED:** 734-44 W. Wrightwood Avenue/2602-08 N. Burling Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish 31 dwelling units in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no certificate of the number of dwelling units.

**ACTION OF BOARD--**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

B2C

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

**APPLICANT:** 1658 N. Leavitt, LLC **CAL NO.:** 243-09-Z  
**APPEARANCE FOR:** David Meek **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 16, 2009  
**PREMISES AFFECTED:** 1652 N. Leavitt Street

**NATURE OF REQUEST:** To permit parking in the north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' instead of 7'-6" and whose rear yard set back shall be 1.5' instead of 35.36', rear yard open space shall be zero instead of 305 sq. ft.

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

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 parking in north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' and whose rear yard set back shall be 1.5' instead of 35.36', rear yard open space shall be zero instead of 305 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*[Signature]*  
 Scribes Error  
 CHAIRMAN

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

**APPLICANT:** 1658 N. Leavitt, LLC **CAL NO.:** 243-09-Z  
**APPEARANCE FOR:** David Meek **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 16, 2009  
**PREMISES AFFECTED:** 1652 N. Leavitt Street

**NATURE OF REQUEST:** To permit parking in the north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' instead of 7'-6".

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**NOV 23 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 parking in north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' the 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**

*EDC*

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

**APPLICANT:** Aureliano and Emiliano Aranda **CAL NO.:** 255-09-A

**APPEARANCE FOR :** **MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCES AGAINST:**

**PREMISES AFFECTED:** 1824 W. 46th Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 7 dwelling units in an existing 3-story building in an RS-3 Residential Single-Unit (Detached House) District. The Zoning Administrative reviewed permits #96023141 (1996) and 661422 (1985) which stated 3 dwelling units and maintains that number of dwelling units is correct.

**ACTION OF BOARD--**  
CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Purodar, Inc.

**CAL NO.:** 269-09-S

**APPEARANCE FOR:**

**MAP NO.:** 7-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 16, 2009

**PREMISES AFFECTED:** 5650 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant drive-thru (which will be open 24 hours a day). The Zoning Board of Appeals (296-98-S) previously limited hours of operations specifically to be closed from midnight to 6:00am and to have egress from Major Avenue in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

**NOV 23 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		

**APPROVED AS TO SUBSTANCE**

*abc*

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

**APPLICANT:** 608 W. Adams LLC

**CAL NO.:** 286-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 18, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 608 W. Adams Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of a proposed public parking lot for 8 private passenger vehicles (outside the central area parking district).

**ACTION OF BOARD**

CASE CONTINUED TO OCTOBER 16, 2009

**THE VOTE**

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

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

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*BDC*

CHAIRMAN

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

**APPLICANT:** Marantha CDC

**CAL NO.:** 290-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 160 N. Cicero

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed community center in a B3-2 zoning district.

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

**APPLICANT:** Gladys R. Wilson & Associates

**CAL NO.:** 314-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3431-45 N. Harlem

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed religious facility in association with a commercial use.

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

*BSC*

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

**APPLICANT:** Adam & Jennifer Velarde

**CAL NO.:** 325-09-Z

**APPEARANCE FOR:** Bernard Citron

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

**APPEARANCE AGAINST:** Jeffrey Price, John Hurst, Melinda Cross  
Natalie and Matt Rosenberg

**PREMISES AFFECTED:** 1945 N. Dayton

**NATURE OF REQUEST:** 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 which existed 50 years prior to the date of this ordinance.

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 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 objectors in this matter stated that they are opposed to the applicant constructing a rear addition at this location because it would have a negative impact on their property and it is not in character with the surrounding properties; the neighbor to the south of the applicant stated that the breezeway connection would exceed the height of the wall between his property and the applicants. The applicant stated that his yard is lower the neighbor's. The Board finds that the applicant may construct a 2 story rear addition whose rear yard shall be 22'-4" instead of 35', to add 291 square feet of area. The Board also finds that the height of the breezeway must remain one foot below the wall that separates the applicants property and the neighbor to the south; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

320

SECRET



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

**APPLICANT:** Thomas Plunkett

**CAL NO.:** 364-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 2567 W. Montrose

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 18 dwelling unit building with residential use below second floor.

**ACTION OF BOARD**

CASE CONTINUED TO NOVEMBER 20, 2009

**THE VOTE**

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

*BLC*

CHAIRMAN

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

**APPLICANT:** Thomas Plunkett

**CAL NO.:** 365-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 2567 W. Montrose

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 18 dwelling unit building whose rear setback shall be 20.5' instead of 30' and the 5th floor enclosed rooftop access stairways.

**ACTION OF BOARD**

CASE CONTINUED TO NOVEMBER 20, 2009

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**THE VOTE**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
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 October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 2009 and

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** Delamaur, Inc. d/b/a Exedus II

**CAL NO.:** 366-09-S

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3477 N. Clark

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed expansion of an existing tavern in a B3-2. The expansion will be to allow the tavern to be in the basement along with the first floor.

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

**THE VOTE**

**NOV 23 2009**

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

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
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 October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1; 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; there was an objector in this matter ( that failed to sign the appearance sheet). He stated that if the tavern was permitted to expand there would be an increase of noise that already exists. The applicant shall be permitted to expand an existing tavern. The applicant stated that there is a need for additional restrooms. He also stated that the hours of operation would not change. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BCE*

**CHAIRMAN**

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

**APPLICANT:** Ivan Kattan

**CAL NO.:** 367-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1938 W. Cortland

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2 story single family residence whose combined side yards shall be 3', zero on the west, the rear yard set back shall be 22' and with no rear yard open space.

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

**THE VOTE**

**NOV 23 2009**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 2 story single family residence whose combined side yards shall be 3', zero on the west, the rear yard set back shall be 22' and with no rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BLC*

**CHAIRMAN**

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

**APPLICANT:** Janet Geisler

**CAL NO.:** 368-09-A

**APPEARANCE FOR:** Thomas Pikarski

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5936 N. Leonard

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval to deconvert an illegal 2nd floor dwelling unit by only removing the kitchen, sink and stove. The code requires removal of all walls and rooms added without a permit.

**ACTION OF BOARD**

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

**THE VOTE**

NOV 23 2009

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

WHEREAS, the district maps show that the premises is located in an RS-2 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 there has always been a second dwelling unit at this location. She wishes to deconvert the unit by only removing the kitchen sink and stove. She stated that to remove all of the walls would be a cost that she would not be able to afford. The Board will permit the appellant to deconvert the 2<sup>nd</sup> floor unit by removing the sink and stove and not maintaining a second dwelling unit. She may maintain the existing walls. 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: Janet Giesler

CAL NO.: 369-09-Z

APPEARANCE FOR: Thomas Pikarski

MINUTES OF MEETING:  
October 16, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5936 N. Leonard

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 combined side yards shall be 3'-9" ( zero on the east and 3'9" on the west)

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 location in Cal. No. 368-09-A, which granted the applicant permission to deconvert a dwelling unit by only removing the sink and stove. She was permitted to retain the walls. The applicant shall now be permitted to establish a 2 story rear addition, whose combined side yards shall be 3'-9" ( zero on the east and 3'9" on the west); 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*

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

**APPLICANT:** The Sylvan Company LLC

**CAL NO.:** 370-09-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1525 N. Claremont

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow a 5th dwelling unit to be established on the 1st floor of the rear building. Dept. of Water records reflect 3 dwelling units in the front building and 1 dwelling unit (on the second floor in the rear building) in 1949

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

NOV 23 2009

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

WHEREAS, the district maps show that the premises is located in an RM-5 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 states he purchased the property with three dwelling units in the front building and two dwelling units in the rear structure. The Board will consent to two dwelling units in the rear structure with below grade storage. A permit shall be obtained to memorialize this decision. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

APPLICANT: Public Building Commission of Chicago CAL NO.: 371-09-Z

APPEARANCE FOR: Carol Stubblefield MINUTES OF MEETING: October 16, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 24 W. Walton

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3 story public elementary school whose north front yard along Oak St. shall be zero instead of 15' and the south front yard, along Walton St. shall be 2' instead of 15' on a thru lot.

ACTION OF BOARD VARIATION GRANTED

THE VOTE

NOV 23 2009 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each member showing their vote.

THE RESOLUTION:

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

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

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

APPROVED AS TO SUBSTANCE

Signature of Chairman

CHAIRMAN

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

APPLICANT: Devon Financial Services, Inc.

CAL NO.: 372-09 S

APPEARANCE FOR:

MINUTES OF MEETING:  
October 16, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 22 E. Adams

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of to establish a payday loan store

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

*B2E*

CHAIRMAN

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

**APPLICANT:** Chicago Bible Fellowship Church

**CAL NO.:** 373-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 7158 S. Indiana Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a parking spaces for a church whose north side yard shall be 2' and the south side yard shall be 7' instead of a combined 15'

**ACTION OF BOARD**

CASE CONTINUED TO NOVEMBER 20, 2009

**THE VOTE**

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

**APPLICANT:** Financial Place, LLC

**CAL NO.:** 374-09-S

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 618-720 S. Financial Place

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of to establish a non accessory parking lot outside the Central Area Parking District.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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 non- accessory parking lot outside of the Central Area Parking District; 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 parking lot use, provided the parking layout is brought into compliance with the parking area design standards of the zoning ordinance.

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

APPROVED AS TO SUBSTANCE

*BTK*

CHAIRMAN

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

**APPLICANT:** The Glazier Corporation

**CAL NO.:** 375-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 4514-24 W. North Avenue

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

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

*Brc*

CHAIRMAN

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

APPLICANT: The Glazer Corporation

CAL NO.: 376-09-S

APPEARANCE FOR:

MINUTES OF MEETING:  
October 16, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1615 N. Kolmar

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of proposed non accessory off- site parking lot.

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

*SJC*

CHAIRMAN

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

**APPLICANT:** Jawed Brohi

**CAL NO.:** 377-09-S

**APPEARANCE FOR:** Thomas Pikarski

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6403 N. Campbell

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

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

**NOV 23 2009**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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**

320

**CHAIRMAN**

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

**APPLICANT:** Ranjan Lal

**CAL NO.:** 378-09-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1822 N. Mohawk

**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 building on a lot containing two buildings, with a connecting bridge and conversion of the second floor to recreational space.

**ACTION OF BOARD**

CASE CONTINUED TO NOVEMBER 20, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

**APPLICANT:** Ranjan Lal

**CAL NO.:** 379-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1822 N. Mohawk

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a metal connecting bridge whose north yard shall be zero instead of 2.88'.

**ACTION OF BOARD**

CASE CONTINUED TO NOVEMBER 20, 2009

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

*328*

**CHAIRMAN**

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

**APPLICANT:** Alberto Anguiano

**CAL NO.:** 380-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5142 S. Moody

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed second floor addition to a single family residence whose front yard shall be 14.53' instead of 20', the north yard shall be 2.81' and the south side yard shall be 4.24'

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

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 2<sup>nd</sup> floor addition to a single family residence, whose front yard shall be 14.53', the north yard shall be 2.81' and the south side yard shall be 4.24', 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**

*by*

**CHAIRMAN**

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

**APPLICANT:** Lavish Massage Corp.

**CAL NO.:** 381-09-S

**APPEARANCE FOR:** Richard Zulkey

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2643 W. Armitage

**NATURE OF REQUEST:** Application for a Special use under Chapter 17 of the Zoning Ordinance for the approval of to establish a massage parlor.

**ACTION OF BOARD**

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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 massage parlor; 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 massage establishment.

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

APPROVED AS TO SUBSTANCE

320

CHAIRMAN

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

**APPLICANT:** St. Claire Chijmorie

**CAL NO.:** 382-09-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 5038-40 W. Diversey

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow the establishment of two commercial units within an existing 15 dwelling unit building in an RS-3

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

*BjC*

CHAIRMAN

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

**APPLICANT:** St. Claire Chijmorie

**CAL NO.:** 383-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 5038-40 W. Diversey

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a non-accessory parking lot for private passenger vehicles to serve the existing residential building on the same lot whose front yard shall be 10' - 3" instead of 20' and the east yard shall be zero instead of 6.24'.

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

*B7C*

SECRETARY

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

**APPLICANT:** Raul Perez

**CAL NO.:** 384-09-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2141-45 W. Armitage

**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 west yard shall be zero instead of 3.84' and the rear yard shall be zero instead of 16'.

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

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

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

**THE RESOLUTION:**

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

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

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

**APPROVED AS TO SUBSTANCE**

*BZC*

**CHIEF CLERK**



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

**APPLICANT:** LaSalle Bank & Trust ATUT 133973

**CAL NO.:** 385-09-A

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1500 W. 19th Street

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the substitution of one dwelling unit for a former commercial unit in an RT-4. The applicant claims there are 7 existing dwelling units.

**ACTION OF BOARD**

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

**THE VOTE**

**NOV 23 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
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 October 16, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that she wishes to substitute a former commercial use for a residential dwelling unit. The appellant stated that she has lived in the building for 45 years and there was a tavern located on the first. The Board will permit the appellant to establish 8 dwelling units at this location. The appellant will be permitted to substitute a commercial use to establish a dwelling unit in its location. 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**  
*Scarburos Eker*  
**CHAIRMAN**

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

**APPLICANT:** Rick & Jodie Romanow

**CAL NO.:** 386-09-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4644 N. Lincoln

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the enlargement of a tavern.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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 expand an existing tavern ; the testimony of the appraiser was that the use would not have a negative impact on the community and in is 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 tavern expansion.

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

APPROVED AS TO SUBSTANCE

*Signature*

CHICAGO

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

**APPLICANT:** Mohammad Amjadi

**CAL NO.:** 387-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1725 N. Pulaski

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a 10 foot fence instead of a 6' permitted fence.

**ACTION OF BOARD**

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

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

WHEREAS, the district maps show that the premises is located in an C2-1 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he has installed a 10' high fence at his commercial property to prevent theft. The Board finds that the appellant shall be permitted to establish a 10' high fence for this commercial property. The Board also finds that any portion of the fence that exceeds 6' in height should be constructed of a material in which light and air may pass through. 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**

*BSC*

CHAIRMAN

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

**APPLICANT:** Bruce Moticka

**CAL NO.:** 388-09-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1811 W. Cuyler

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the applicant to add 433 square feet. The appellant requests to include the enclosed porch area for which there is no permit.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

NOV 23 2009

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

WHEREAS, the district maps show that the premises is located in an RS-3District; 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 claims the rear enclosed porch has existed with 433 square feet. He maintains there is no expansion beyond the 433 square feet. The Board will permit the applicant to the enclosed porch. 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

*McC*

CHAIRMAN

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

**APPLICANT:** Bruce Moticka

**CAL NO.:** 389-09-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1811 W. Cuyler

**NATURE OF REQUEST:** Application for a the proposed 3rd floor addition to a 2 dwelling unit building whose front yard shall be 9'-5 3/4" instead of 20' the west side yard shall be 3 1/2", the east yard shall be 3'-5 3/8" , to increase the height to 32' 7 3/8" instead of 30' to increase the existing area by not more than 15% of the area existing area prior to the passage of the code.

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

**THE VOTE**

**NOV 23 2009**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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. 388-09-A, which permitted the applicant to add 433 square feet to the building. The applicant shall now be permitted to establish a 3rd floor addition to a 2 dwelling unit building whose front yard shall be 9'-5 3/4", the west side yard shall be 3-1/2", the east yard shall be 3'-5 3/8" , to increase the height to 32'- 7 3/8" to increase the existing area by not more than 15% of the area existing area prior to the passage of the code. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
CHAIRMAN

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

APPLICANT: Greg Fizesan

CAL NO.: 390-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
October 16, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 4949 W. Belle Plaine Ave.

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the enclosure of porches whose west yard shall be 4.1' and to increase the area by 1311 square feet which is not more than 15% of the area which existed prior to the adoption of this code.

ACTION OF BOARD  
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

310

CHAIRMAN

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

**APPLICANT:** Guo Xiong Huang and Jie Qing Feng

**CAL NO.:** 391-09-S

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2981 S. Archer Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of to establish residential use below the second floor.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

**NOV 23 2009**

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

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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 residential use below the second floor; 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**

*By*

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

**APPLICANT:** Guo Xiong Huang & Jie Qing Feng **CAL NO.:** 392-09-Z

**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2981 S. Archer Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed rear enclosed porch system whose rear yard shall be 24'-8" instead of 30'.

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

**THE VOTE**

**NOV 23 2009**

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

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 rear enclosed porch system whose rear yard shall be 24'-8"; 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**

*BE*

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

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

**APPLICANT:** Araceli & Benjamin Montoya

**CAL NO.:** 393-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2335 N. Elston Avenue

**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 porch to a single family residence in an M3-3 zoning district.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

NOV 23 2009

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

WHEREAS, the district maps show that the premises is located in an M3-3 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 Board has previously heard this case in Cal. No. 221-92-A. The Board will adopt the its previous decision in this matter. The applicant shall be permitted to expand a rear porch to an existing single family home. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE

*BSC*

CHAIRMAN

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

**APPLICANT:** Carmen Lollino

**CAL NO.:** 394-09-S

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4200 W. Irving Park Rd. 1st Floor

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

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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 massage parlor; 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 massage establishment.

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

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

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

**APPLICANT:** State Street Barbers LLC

**CAL NO.:** 395-09-S

**APPEARANCE FOR:** Thomas Pikarski

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1545 N. Wells

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

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

NOV 23 2009

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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

*gjc*

CHAIRMAN

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

**APPLICANT:** Francis Wisniewski

**CAL NO.:** 396-09-Z

**APPEARANCE FOR:** Michael Castellino

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1140 W. Monroe Street

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to convert an office to a single family residence with a second floor rear addition whose rear yard shall be zero instead of 35.93'

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

**NOV 23 2009**

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

**THE VOTE**

	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 October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 convert an office to a single family residence with a second floor rear addition whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*J2C*  
\_\_\_\_\_

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

**APPLICANT:** Scott Ryan Leshinski

**CAL NO.:** 397-09-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1512 N. Wieland

**NATURE OF REQUEST:** A proposed 4 story single family residence whose front yard shall be 7.55' instead of 12.26', combined side yards shall be 2.51', 1.5' on the north and 1.01' on the south, the rear yard set back shall be 10' instead of 28.61' and to reduce the front parking set back to 12'- 2 5/8" on a substandard lot.

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

**THE VOTE**

**NOV 23 2009**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 proposed 4 story single family residence whose front yard shall be 7.55', combined side yards shall be 2.51', (1.5' on the north and 1.01' on the south), the rear yard set back shall be 10' and to reduce the front parking set back to 12'- 2 5/8" on a substandard lot; 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**

JSC

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

**APPLICANT:** Scott Hacker

**CAL NO.:** 398-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7730 W. Patterson

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2nd floor addition to a single family residence whose front yard shall be 15.61' instead of 17.63', 3.68' on the west and 4.98' on the east, to reduce open space to 332 instead of 400 square feet.

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

**THE VOTE**

**NOV 23 2009**

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

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 2nd floor addition to a single family residence whose front yard shall be 15.61', 3.68' on the west and 4.98' on the east, to reduce open space to 332 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**

*B2C*

JONATHAN SWAIN

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

**APPLICANT:** Margarita Torres

**CAL NO.:** 399-09-A

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3742 W. 59th Street

**NATURE OF REQUEST:** To allow a residential unit to be expanded to the entire 1st floor.

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

**THE VOTE**

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

WHEREAS, the district maps show that the premises is located in a B1-1 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 states there has always been a first floor dwelling unit at the rear while a commercial use will be maintained at the front portion of the first floor. The applicant must provide a separate means of ingress to the dwelling unit, which can not be accessed from the commercial unit. 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

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

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

**APPLICANT:** Ruben Saldivar

**CAL NO.:** 400-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3526 W. 61st Street

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed second floor addition whose front yard shall be 13.2' instead of 20'

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

**THE VOTE**

**NOV 23 2009**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 second floor addition whose front yard shall be 13.2'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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**

*42c*

**CHAIRMAN**

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

**APPLICANT:** Bernadette Weekes

**CAL NO.:** 402-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3448 W. Carroll

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the establishment of an 8' high solid wooden fence. The ordinance allows only a 6' high solid fence.

**ACTION OF BOARD**

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

**THE VOTE**

NOV 23 2009

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant has stated that she lives next door to a playground and that there have been issues with people coming over the fence and into her yard. She stated that she needed an 8' high fence to stop people from coming into her yard from the playground. The Board will permit the appellant to erect an eight foot fence. However, only 6 feet of the fence may be solid. The remaining top two feet must be open that air and light are capable of passing through. 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**

ABC

**CHAIRMAN**

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

**APPLICANT:** Payday Loan Store of Illinois, Inc **CAL NO.:** 403-09-S  
d/b/a PLS Loan Store

**APPEARANCE FOR:** David Bonoma **MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1617 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish a payday loan store.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 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 payday loan store; 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 payday loan store.

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: MB Financial Bank, NA

CAL NO.: 404-09-S

APPEARANCE FOR:

MINUTES OF MEETING:  
October 16, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1625 W. 18th Street

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

**ACTION OF BOARD**

CASE CONTINUED TO NOVEMBER 20, 2009

**THE VOTE**

NOV 23 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE  
GJC  
CHAIRMAN

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

**APPLICANT:** Brian K. Farley

**CAL NO.:** 405-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1352 N. LaSalle

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4th floor addition whose combined side yards shall be zero on the north and 4.69' on the south with neither yard less than 5', the height shall be 50' -7" and to eliminate the rear yard open space on a lot containing one dwelling unit on the front and one dwelling unit at the rear of the property.

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

**THE VOTE**

NOV 23 2009

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

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 4th floor addition whose combined side yards shall be zero on the north and 4.69' on the south, the height shall be 50' -7" and to eliminate the rear yard open space on a lot containing one dwelling unit in the front and one dwelling unit at the rear of the property; 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**

*BSJ C*  
\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Rabbi Tzvi Bider

**CAL NO.:** 406-09-Z

**APPEARANCE FOR:** Steven Bauer

**MINUTES OF MEETING:**  
October 16, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2900 W. Coyle

**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 set back shall be 14' 3 3/8" instead of 34.52'

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

**NOV 23 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 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 2 story rear addition whose rear yard set back shall be 14' 3 3/8"; 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**

**MINUTES OF MEETING**

Date: October 16, 2009

Cal. No. 447-08-S

Gary Wigoda, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish an accessory off site parking lot to serve a financial institution , on premises located at 1475 W. Foster. The special use was approved by the Zoning Board of Appeals on October 17 , 2008 in Cal. No. 447-08-S .

Mr. Wigoda stated the project has been in the process of finalizing plans but has been delayed due to issues that have arisen with Commonwealth Edison which shall be resolved.. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to November 24, 2010 . The motion prevailed by yeas and nays as follows:

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

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

**MINUTES OF MEETING**

Date: October 16, 2009

Cal. No. 469-08-S

James J. Banks, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a financial institution with a drive thru facility, on premises located at 4400-20 N. Central Ave. The special use was approved by the Zoning Board of Appeals on November 21, 2008 in Cal. No. 469-08-S .

Mr. Banks stated the project has been in the process of finalizing plans for this project.. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to December 22, 2010 . The motion prevailed by yeas and nays as follows:

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

NOV 23 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*Drc*

CHAIRMAN