

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

APPLICANT: Steve Manfreda

CAL NO.: 332-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

November 20, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1714 N. Nordica

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

**ACTION OF BOARD**

CASE CONTINUED TO FEBRUARY 19, 2010

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

*Bjc*

CHAIRMAN

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

**APPLICANT:** Steve Manfreda

**CAL NO.:** 333-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1714 N. Nordica

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

**ACTION OF BOARD**

CASE CONTINUED TO FEBRUARY 19, 2010

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

*mcc*

CHAIRMAN

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

**APPLICANT:** David Carmona

**CAL NO.:** 337-09-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**

September 18, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2830 W. 25th Street

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

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

**THE VOTE**

FEB 0 3 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2 , 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant stated that the building at this location wa damaged by fire. He now wishes to reconstruct the building. the applicant shall be permitted to construct a 3 story 3 dwelling unit building whose front yard shall be 7.1', the west side yard shall be zero and to reduce the required side yards to 2.67'; 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)*

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

**APPLICANT:** 1300 Wellington, Inc.

**CAL NO.:** 340-09-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

September 18, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1300 W. Wellington Chicago, IL 60657

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

**ACTION OF BOARD**

CASE CONTINUED TO DECEMBER 18, 2009

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**APPROVED AS TO SUBSTANCE**

*BJC*

**CHAIRMAN**

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

**APPLICANT:** Robert & Brenda Rugai

**CAL NO.:** 352-09-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1845 N. Bissell

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

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

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an enclosed breezeway ( passage to an existing garage) whose south side yard shall be 1'-0", the rear yard shall be 20'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

BLC

CHAIRMAN

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

APPLICANT: Thomas Plunkett

CAL NO.: 364-09-S

APPEARANCE FOR:

MINUTES OF

MEETING:

November 20, 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 FEBRUARY 19, 2010

THE VOTE

FEB 0 8 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

B2C  
CHANCE

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

**APPLICANT:** Thomas Plunkett

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

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
November 20, 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 FEBRUARY 19, 2010

**THE VOTE**

**FEB 03 2010**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**APPROVED AS TO SUBSTANCE**

*B 20*

*CE...*

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

**APPLICANT:** Chicago Bible Fellowship Church

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

**APPEARANCE FOR:** Charles Pinkston

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

**APPEARANCE AGAINST:** None

**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-**  
**VARIATION GRANTED**

**THE VOTE**

**FEB 03 2010**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 spaces for a church whose north side yard shall be 2' and the south side yard shall be 7' 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

*Handwritten initials: BJC*

GRANTED

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

**APPLICANT:** Ranjan Lal

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

**APPEARANCE FOR:** Lisa Marino

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1822 N. Mohawk

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval 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**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in RM-5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant stated that there are 2 buildings on this lot. There are 3 dwelling units in the building in the front and 2 dwelling units in the rear. The front building will be de-converted from 3 units to a single family residence. The properties have existed for more than 50 years and will be connected via a walkway. The Board will reverse the decision of the Zoning Administrator. The appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

APPLICANT: Ranjan Lal

CAL NO.: 379-09-Z

APPEARANCE FOR: Lisa Marino

MINUTES OF MEETING:  
November 20, 2009

APPEARANCE AGAINST: None

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  
VARIATION GRANTED

THE VOTE

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 in Cal. No. 378-09-A. The applicant shall now be permitted to establish a metal connecting bridge whose north yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

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

**APPLICANT:** Chris Wellman

**CAL NO.:** 407-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1270 N. Cleveland

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a 3rd floor addition with an overhang whose front yard, on a thru lot, shall be zero (on Schick) the south end shall be zero instead of 5', the front yard (on Cleveland) shall be zero and the north yard shall be 3.25'

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

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 3rd floor addition with an overhang whose front yard, on a thru lot, shall be zero (on Schick) the south end shall be zero', the front yard (on Cleveland) shall be zero and the north yard shall be 3.25'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*B2C*  
\_\_\_\_\_  
CHAIRMAN

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

APPLICANT: Briarwood Rehad, Ltd.

CAL NO.: 408-09-A

APPEARANCE FOR: Eugene Bennett

MINUTES OF MEETING:  
November 20, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10948 S. Princeton

NATURE OF REQUEST: Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval of the subdivision of an improved zoning lot.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

FEB 03 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to divide the lot. The Board finds that if divided, the lot will not be able to meet the bulk requirements in an RS-3 zoning district. The remaining building and lot does not contain 2,500 square feet which is required in an RS-3 district. The decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

**APPLICANT:** Briarwood Rehab, Ltd.

**CAL NO.:** 409-09-Z

**APPEARANCE FOR:** Eugene Bennett

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10948 S. Princeton

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the subdivision of an improved zoning lot. The house that will remain shall have a front yard of zero instead of 8', the north side yard shall be zero, the south side yard shall be zero and the rear yard shall be zero for a single family residence.

**ACTION OF BOARD**  
**VARIATION DENIED**

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 to subdivide the lot was denied in Cal. No. 408-09-A; if permitted to divide, the lot would then not meet the bulk requirements for the RS-3 zoning district; the decision of the Zoning Administrator is affirmed and the request for a variation is denied; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny the variation.

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

APPLICANT: Joe Outdoor

CAL NO.: 410-09-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:  
November 20, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 837 W. Grand Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the establishment of an off-premise sign measuring 25' x 18' (450 square feet) erected without a permit. Further, a sign more than 100 square feet is prohibited within 205' of a residential district. This sign is 80' from a residential district.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in an M2-2 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The premise contained a wall sign and an electrical permit from 1943 showed its existence. The applicant testified there have been leases for this sign for the last 20 years. The applicant submitted several photographs showing the sign to have been there for many years. The Board will reverse the decision of the Zoning Administrator and allow an off-premise sign to be maintained at no more than 450 square feet.

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

**APPLICANT:** Joe Outdoor, LLC

**CAL NO.:** 411-09-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 806 N. Rush

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow an 18' x 18' (324 square foot) off-premise sign to be established since the applicant erected the sign without obtaining a permit. The City contends the sign is located within the Oak Street Corridor which prohibits this type of sign.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in a DX-12 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant offered testimony to establish that the sign does not exist in the Oak Street Corridor. Further testimony was presented showing the current sign has been at this location since the 1970's. The previous signs were painted on the wall. The Board will reverse the decision of the Zoning Administrator and allow an off-premise sign that does not exceed 324 square feet.

APPROVED AS TO SUBSTANCE  
B2C  
CHAIRMAN

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

**APPLICANT:** United States Cellular Operating Company of Chicago, LLC

**CAL NO.:** 412-09-S

**APPEARANCE FOR:** Lawrence Lusk

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 300 E. Ohio Street

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a wireless communication facility on the top of a proposed building at a height of 274'.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a wireless communication facility on top of an existing building. The height shall be 274'. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*B.L.*

CHAIRMAN

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

**APPLICANT:** Joe Outdoor

**CAL NO.:** 413-09-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1440 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the establishment of an off-premise advertising sign measuring 27' x 19' ( 513 square feet) erected without permit. Further, a sign more than 100 square feet is prohibited with 250' of a residential district. This sign is 150' from an R-district.

**ACTION OF BOARD**

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

**THE VOTE**

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in a B3-2 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant maintains the sign has been at this location since the 1920's. The affidavit of the property owner claims she has owned the building since 1957 and has had a sign at this location for many years. The Board will reverse the decision of the Zoning Administrator and allow an off premise sign that is not more than 513 square feet.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** George Hanus d/b/a  
National Shopping Plazas

**CAL NO.:** 414-09-S

**APPEARANCE FOR:** Graham Grady

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2813 N. Broadway

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed ATM within 600 feet of another financial service.

**ACTION OF BOARD**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

FEB 03 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

*Bdc*

CHAIRMAN

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

**APPLICANT:** Mark Staublin

**CAL NO.:** 415-09-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3049 N. Kenmore

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed garage and deck whose area shall be 484 square feet.

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

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 garage and deck whose area shall be 484 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**

*BSC*

**CHAIRMAN**

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

**APPLICANT:** Radius, Inc.

**CAL NO.:** 416-09-A

**APPEARANCE FOR:** Steven Burke

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 661 W. Ohio

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow an off-premise sign totaling 338 square feet to be located within 500' of an expressway or right of way of an expressway in a C1-2. The City claims the sign would be 120' of the expressway's right of way.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in a C1-5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant presented testimony from sign company, property owner and architect concerning the allowance of an off-premise sign at this location. The Council order was passed subject to the compliance of the zoning code. The applicant submitted a letter from the Illinois Department of Transportation stating that the location of the sign, next to the Ohio Feeder Ramp was not part of the expressway or right of way. The sign company stated that he was told by unknown persons at the Chicago Department of Transportation (CDOT) that it follows IDOT. The Department of Zoning and Land Use Planning offered a memorandum which considers the expressway right of way adjacent to 661 W. Ohio to be an integral part of the expressway system. The ordinance at § 17-12-1006 F- 1(b) prohibits off premise signs within 500 feet of any expressway as designated by the Chicago Department of Transportation. The Board finds this building and sign is within 500 feet of an expressway as designated by CDOT. The decision of the Zoning Administrator is affirmed and the sign permit is denied.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Jeff Bennett

**CAL NO.:** 417-09-A

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 808 W. Wisconsin / 1900 N. Halsted

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow the owner of the separate building to file a variation to increase his property by 15% of the area of a building that he does not own. There are 2 separate buildings on the zoning lot. The applicant bought the rear building from the owner of the front building. The applicant wants a 558 square feet addition but the Zoning Administrator will allow only 244 square feet which is 15% of his property.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

**FEB 03 2010**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 Board will find that the applicant, Jeff Bennett, purchased and owns only the west 68.58 feet of lot 1 in Block 8 in the subdivision of block 5 in Sheffield's addition to Chicago in section 32, township 40 North, range 14, East of the Third Principal Meridian, in Cook County, Illinois. On this parcel there is a 2 story building with attached garage. The property was divided without complying with the requirements of § 17-17-0300. The Board finds that the applicant wishes to include the property at the east portion of lot 1. The Board denies this appeal. The property ( lot 1) has been divided by deeds and two separate properties now exist. The applicant may not include the east portion of lot 1 in his appeal nor variation. The decision of the Zoning Administrator is affirmed and the appeal is denied.

**APPROVED AS TO SUBSTANCE**

BJL  
CHAIRMAN

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

**APPLICANT:** Jeff Bennett

**CAL NO.:** 418-09-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 808 W. Wisconsin / 1900 N. Halsted

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the addition to the building at 808 W. Wisconsin whose rear yard shall be zero instead of 37.5', the open space shall be zero instead of 236 square feet, to reduce one required parking space and to increase the existing floor area by not more than 15% of the area that existed prior to the code.

**ACTION OF BOARD-**

**VARIATION DENIED IN PART BUT AFFIRMS ONLY 244 SQUARE FEET**

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 applicants appeal was denied in Cal. No. 417-09-A. the Board will grant the applicant 15% of his single family residence, which will equal 244 square feet for an addition. The applicant shall be permitted to reduce the rear yard to zero, the rear open space to zero. The Board will not address the waiver of parking since the existing property ( single family residence) contains a two car auto garage. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** 3802 W. Altgeld LLC

**CAL NO.:** 419-09-A

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3802-08 W. Altgeld

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the applicant to refile a variation to add a 3rd floor with yard reductions. The applicant requested 6 additional dwelling units and now only request 5. The variation request has not changed (74-09-A 75-09-Z) since the February 2009 hearing.

**ACTION OF BOARD-**

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

**THE VOTE**

**FEB 03 2010**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in an RM 5.5 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: This matter was before the Board in Cal. No. 74-09-A and Cal. No. 75-09-Z. Both of these cases were denied. The applicant has now re-filed requesting 5 additional dwelling units instead of 6. The Board will grant the new request and the applicant shall be permitted to re-file the variation request. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

*Bdc*

**CHAIRMAN**

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

**APPLICANT:** 3802 W. Altgeld LLC

**CAL NO.:** 420-09-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3802-08 W. Altgeld

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3rd floor addition whose east front yard shall be 13.52' instead of 15', the north yard shall be zero instead 9.16', west side yard shall be zero instead of 37.5', the west rear yard open space shall be zero instead of 468 square feet.

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

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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. 419-09-A; the applicant shall now be permitted to construct a 3rd floor addition whose east front yard shall be 13.52', the north yard shall be zero, west side yard shall be zero, the west rear yard open space shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

BjC  
CHAIRMAN

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

**APPLICANT:** Agustin De Jesus

**CAL NO.:** 421-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 6037 N. Kedzie

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a beauty salon.

**ACTION OF BOARD**

CASE CONTINUED TO JANUARY 15, 2010

**THE VOTE**

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

*Bdc*

CHAIRMAN

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

**APPLICANT:** Shirley Washington

**CAL NO.:** 422-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8401 S. Kingston

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow the expansion of a rear dwelling unit on a lot containing 2 buildings. The applicant claims 2 dwelling units in the front building and 1 dwelling unit in the rear building

**ACTION OF BOARD**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant wishes to de-convert the rear coach house from two dwelling units to one dwelling unit. She stated that she has owned the property for many years and wants to comply with the ordinance. The Board will permit the applicant to de-convert the coach house from two dwelling units to one. 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  
*BZC*  
CHAIRMAN

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

**APPLICANT:** Shirley Washington

**CAL NO.:** 423-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8401 S. Kingston

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the de-conversion of the rear 2 dwelling unit building to 1 dwelling unit building and to reduce the rear yard to zero instead of 37.5', the combined yards to 4.75' (2.25' on the north and 2.5' on the south) and to increase the area by 421 square feet.

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

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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. 422-09-A. The applicant shall now be permitted to de-convert the rear 2 dwelling unit building to a 1 dwelling unit building and to reduce the rear yard to zero, the combined yards to 4.75' (2.25' on the north and 2.5' on the south) and to increase the area by 421 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**

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

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

**APPLICANT:** 2909 North Sheridan Road  
Condominium Homes

**CAL NO.:** 424-09-A

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2909 N. Sheridan Road

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow the appellant to increase the number of parking spaces from an original 104 to 133 spaces. The parking will be used for public parking. The spaces will not be used for the 225 residential units.

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

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in an RM 6.5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant wishes to increase the number of parking spaces from 104 to 133. The applicant was cited by the city for not having a garage license. The applicant stated that there has always been valet parking at this location. The applicant also stated that 60% of the spaces are leased for owner occupiers, 25% of the spaces are used by renters, and 15% are used for overnight parking. The Board will permit he applicant to increase the amount of parking spaces, provided that not more than 15% of the spaces are used for non-accessory parking. The decision of the Zoning Administrator is reversed and the appeal is granted. A business license shall be obtained to memorialize this decision.

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

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

**APPLICANT:** 2909 North Sheridan Road  
Condominium Homes

**CAL NO.:** 425-09-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2909 N. Sheridan Road

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed public parking garage.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

**FEB 03 2010**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public parking garage; an appeal was also granted in this matter in Cal. No. 424-09-A; the Board also finds that not more than 15 % of the spaces may be used for non-accessory parking, 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 non-accessory, public parking use, provided no more than 15% of the total parking is utilized for non-accessory parking.

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: Anna Motyka

CAL NO.: 426-09-Z

APPEARANCE FOR: Thomas Pikarski

MINUTES OF MEETING:  
November 20, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3834 N. Ashland

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to establish a public place of amusement license within 125' of a residential district.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

	AFFIRMATIVE	NEGATIVE	ABSENT
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 November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license with 125' of a residential district; the applicant will operate a children's indoor play center; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*Bdc*

CHAIRMAN

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

**APPLICANT:** Charles Huebner

**CAL NO.:** 427-09-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2127 N. Hudson

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of an 8'-6" fence with a zero south side yard instead of 3.54 feet.

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 fence that shall be 8'6 in height with a south side yard of zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
*Bdc*  
**CHAIRMAN**

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

**APPLICANT:** MB Financial Bank, NA

**CAL NO.:** 404-09-S

**APPEARANCE FOR:** Patrick Thompson

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**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**

APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 bank with a drive-thru facility; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed drive-through facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by the Hezner Corporation, dated September 23, 2009, and provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

*Bxc*

CHAIRMAN

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

**APPLICANT:** Eugene Dibble

**CAL NO.:** 428-09-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2019 N. Winchester

**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 8.7' instead of 20', the south yard shall be 2.6', the north yard shall be 1.2' and combined side yards shall be 3.8'.

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 8.7' instead of 20', the south yard shall be 2.6', the north yard shall be 1.2' and combined side yards shall be 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**

*Bjc*

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

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

**APPLICANT:** Anthony Zaskowski

**CAL NO.:** 429-09-Z

**APPEARANCE FOR:** Thomas Pikarski

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1509 N. Western

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 18 dwelling unit building whose rear yard set back shall be 10'-10" instead of 30'.

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

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an 18 dwelling unit building whose rear yard set back shall be 10'-10"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

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

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

**MINUTES OF MEETING:**

November 20, 2009

**CAL NO.:** 429-09-Z

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

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**

*Bdl*

CHAIRMAN

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

**APPLICANT:** Mary Lihua Ma

**CAL NO.:** 430-09-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3542-44 S. Parnell

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the division of an improved zoning lot. The building at 3542 S. Parnell contains 3 dwelling units. The applicant seeks to demolish a second dwelling unit at the rear of the lot which will be demolished and replaced with a two car garage. The remaining building shall have a 1.50' south side yard and a 1.85' combined side yards. The applicant seeks to reduce one parking space in order to build a garage. Three parking spaces can be provided with a rear pad, the lot is 24' wide.

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

**FEB 03 2010**

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following the applicant shall be permitted to divide an improved zoning lot; the applicant shall also be permitted to demolish the dwelling unit at the rear of the lot and to construct a 2 car garage. The remaining building shall have a 1.50' south side yard and a 1.85' combined side yards; the applicant shall also be permitted to reduce the parking by one parking 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**

*Bdl*  
\_\_\_\_\_



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

**APPLICANT:** Bozena O'Leary

**CAL NO.:** 432-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4364-68 N. Milwaukee

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a public place of amusement license for an existing tavern and restaurant within 125' of a residential district.

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

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license for an existing tavern and restaurant within 125' of a residential district. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

BAL  
CHAIRMAN

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

**APPLICANT:** Star Light Outdoor LLC

**CAL NO.:** 433-09-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1400 W. North Avenue

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow a double sided sign to be replaced by a single sided sign. The last permit allowed only 364 sq. feet. The replacement sign is 674 sq. feet. The applicant believes it is entitled to twice the square footage of the old sign even though the prior code

**ACTION OF BOARD**

CASE CONTINUED TO JANUARY 15, 2010

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Sin Qua Non IV, Ltd.

**CAL NO.:** 434-09-S

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2038 W. Chicago Avenue

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

**ACTION OF BOARD**

APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

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

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: 816-20 West Lakeside Place  
Condominium Association

CAL NO.: 435-09-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:  
November 20, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 816-20 W. Lakeside Place

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of two front balconies whose front yard set back shall be 1' instead of 15'.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 two front balconies whose front yard set back shall be 1'; the applicant stated that the balconies were constructed contrary to permit and now wishes to legalize them ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*Bjc*

CHAIRMAN

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

**APPLICANT:** BK 1246 W. Winnemac LLC

**CAL NO.:** 436-09-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1245 W. Carmen

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish one off-site parking space to serve the residential building located at 1246 W. Winnemac which was recently built as a 4 dwelling unit but only three on-site parking spaces.

**ACTION OF BOARD**  
**APPLICATION DENIED**

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 wishes to establish one off-site parking space at 1245 W. Carmen to serve a residential unit at 1246 W. Winnemac. The Board finds that the plans that were approved for 1246 W. Winnemac indicated a 4 parking pad with one handicap space, to meet the required parking for the building. The applicant built a garage that was contrary to the permitted plans. The applicant stated that he was unable to sell the units without garage parking. The Board finds that the applicant's hardship is self-created and will not permit the establishment of an off site parking space. The Board also finds that the applicant must comply with the plans as approved and permitted. The Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be denied.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Jack and Florence Umansky

**CAL NO.:** 437-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2747-49 W. Cermak Road

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

**ACTION OF BOARD-**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

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

**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 November 20, 2009; and

WHEREAS, the district maps show that the premises is located in a B3-2 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 applicant stated that the fence that exists at this location was installed for safety and security reasons. The Board will permit the applicant to retain the existing fence provided that the any portion of the fence that exceeds 6' in height remain open so that air and light may pass 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

*BCL*

CHAIRMAN

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

**APPLICANT:** Criss Hair Design Inc.

**CAL NO.:** 438-09-S

**APPEARANCE FOR:** Lawrence Lusk

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4707 N. Milwaukee Avenue

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

**ACTION OF BOARD**

APPLICATION APPROVED

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding 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

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

**APPLICANT:** Tadeusz Sandrzyk

**CAL NO.:** 439-09-Z

**APPEARANCE FOR:** Christopher Koczwarra

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:**None

**PREMISES AFFECTED:** 6614-16 S. Knox

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the division of an improved zoning lot. The remaining building at 6614 S. Knox shall have a north side yard of .97' and combined side yards to 6'.

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

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot. The remaining building at 6614 S. Know shall have a north side yard of .97' and combined side yards to 6'. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Tousle, Inc c/o Rachel Leipzig

**CAL NO.:** 440-09-S

**APPEARANCE FOR:** Alexander Domanskis

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1445 N. Wells # 1

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

**ACTION OF BOARD**

APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 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

*BJC*  
CHAIRMAN

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

**APPLICANT:** Simon Bai

**CAL NO.:** 441-09-A

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2316 S. Wentworth

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a proposed 4 story 2 dwelling unit and 1 commercial unit building with no parking on a pedestrian street

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

FEB 03 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in a B3-3 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 appellant stated that the wish to raze the current building and construct a 4 story 2 dwelling unit and 1 commercial unit building. The property is landlocked and located on a pedestrian street. The Board finds that the applicant is not able to provide parking for the building and will permit the applicant to construct a new building with no parking. 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**

*Bai*  
CHAIRMAN

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

**APPLICANT:** Simon Bai

**CAL NO.:** 442-09-Z

**APPEARANCE FOR:** Jophn Pikarski

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2316 S. Wentworth

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 2 dwelling unit and 1 commercial space building whose rear yard set back, at the first residential level shall be zero instead of 30'.

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

**THE VOTE**

FEB 03 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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. 441-09-A which granted permission to the applicant to construct a 4 story 2dwelling unit and 1 commercial unit building. The rear yard set back at the first residential level shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BjC  
CHAIRMAN

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

**APPLICANT:** Jamie Youn Rainbow Jewelry

**CAL NO.:** 443-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4666 S. Halsted Street

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the retail sales of jewelry in the PMD # 8. Retail sales are not permitted in PMD # 8 and the last limited business license has expired more than 18 months ago.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR

FEB 03 2010

**THE VOTE**

**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 November 20, 2009; and

WHEREAS, the district maps show that the premises is located in PMD # 8 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant stated that they wish to establish a retail jewelry store in PMD #8. The shop is located within a strip mall. The Board will permit the applicant to establish a retail jewelry shop. The decision of the Zoning Administrator is reversed and the appeal is granted. A business license shall be obtained to memorialize the Board's decision.

**APPROVED AS TO SUBSTANCE**

*Bjrc*  
\_\_\_\_\_  
SECRETARY

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

**APPLICANT:** Leobardo Aparicio

**CAL NO.:** 444-09-S

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6059 W. 63rd Street

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

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Third Unitarian Church

**CAL NO.:** 445-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 300 N. Mayfield

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of an off-site parking lot to serve the church at 301 N. Mayfield

**ACTION OF BOARD**

CASE CONTINUED TO FEBRUARY 19, 2010

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

FEB 03 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**APPROVED AS TO SUBSTANCE**

*Bjc*  
\_\_\_\_\_  
SECRETARY

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

**APPLICANT:** Third Unitarian Church

**CAL NO.:** 446-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 300 N. Mayfield

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed parking lot whose front yard shall be 7' instead of 20' and the south side yard shall be 5' instead of 9.26' ( on a reverse corner lot).

**ACTION OF BOARD**

CASE CONTINUED TO FEBRUARY 19, 2010

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**APPROVED AS TO SUBSTANCE**

*Bjc*

**CHAIRMAN**

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

**APPLICANT:** Charleen Jackson

**CAL NO.:** 447-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2252 S. Keeler

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval to allow a 7' (rear) wrought iron fence to be established in an RS-3 zoning district.

**ACTION OF BOARD-**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009; and

WHEREAS, the district maps show that the premises is located in a 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 stated that she wishes to establish a 7' high fence at the rear of her property. She stated that the fence is necessary for security reasons. The applicant shall be permitted to establish a 7' high fence at the rear of her property. Any portion of the fence that exceeds 6' in height must be constructed so that air and light may pass through it. 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**

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

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

**APPLICANT:** Eswin Guerra

**CAL NO.:** 448-09-A

**APPEARANCE FOR:** Julio Tellez

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2541 W. Division

**NATURE OF REQUEST:** Application for an Appeal under Chapter 17 of the Zoning Ordinance for the approval to establish two dwelling units and an office on the 1st floor which does not meet the minimum lot are 2500 square feet per dwelling unit.

**ACTION OF BOARD-**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

FEB 03 2010

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 stated that he purchased the building as a three unit building. He stated that he also wishes to establish two dwellings units at this location. The first floor will be utilized as an office and the 2<sup>nd</sup> and 3<sup>rd</sup> floor will be dwelling units. the applicant stated that he will also provide three on site parking spaces. The Board will permit the applicant to establish 1 commercial unit and 2 dwelling units at this 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**

BJC  
CHAIRMAN

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

**APPLICANT:** Great Parking Systems, LLC

**CAL NO.:** 449-09-S

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 625 W. Randolph Street/ 133-37 N. Des Plaines Street

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of establish a public parking garage.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public parking garage; the testimony of he appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood. The Board also finds that the special use is granted to the applicant only and can not be transferred, and the parking lot may only be operated by the applicant; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will no 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 public parking lot, provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

**APPROVED AS TO SUBSTANCE**

BJC  
CHAIRMAN

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

**APPLICANT:** Steven Papageorge Hair Academy Inc. **CAL NO.:** 450-09-S

**APPEARANCE FOR:** Gary Wigoda **MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1113-15 W. Belmont

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

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 ( beauty school); the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

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



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

**APPLICANT:** Skywalker Outdoor, Inc.

**CAL NO.:** 452-09-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1105 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the establishment of an off-premise sign measuring 30' high by 20' wide ( 600 square feet) without a permit. The sign is located within 390' of an expressway. Further, the signage in a C1-3, is 4 times the 85' frontage of 340'

**ACTION OF BOARD**

CASE CONTINUED TO JANUARY 15, 2010

**THE VOTE**

**FEB 03 2010**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Skywalker Outdoor, Inc.

**CAL NO.:** 453-09-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 646 N. Clark Street

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an off premise sign measuring 30' x 20' ( 600 square feet) which is within 100' of a residential building. Further, there is a limit of signage totaling 800 square feet on a building which already contains 1200 square feet of signage

**ACTION OF BOARD**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** 741 Armitage, LLC

**CAL NO.:** 454-09-S

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**

November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1970 N. Burling

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of proposed 3 story residential building with residential use below the 2nd floor.

**ACTION OF BOARD**

APPLICATION APPROVED

**THE VOTE**

FEB 03 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

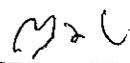
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

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 3 story residential building with residential use below the 2<sup>nd</sup> 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



CHAIRMAN

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

**APPLICANT:** 741 Armitage, LLC

**CAL NO.:** 455-09-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1970 N. Burling

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of proposed 3 story 2 dwelling unit building whose south side yard, abutting a residential district shall zero instead of 3.6', and to reduce the rear yard set back of zero instead of 30'.

**ACTION OF BOARD  
VARIATION GRANTED**

**THE VOTE**

**FEB 03 2010**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

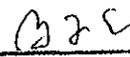
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

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 was granted a special use to establish residential use below the 2<sup>nd</sup> floor in Cal. No. 454-09-S. The applicant shall now be permitted to construct a 3 story 2 dwelling unit building whose south side yard, abutting a residential district shall be zero, and to reduce the rear yard set back to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Pullman Waste Processing, Inc.

**CAL NO.:** 428-08-S

**APPEARANCE FOR:** Thomas Murphy

**MINUTES OF MEETING:**  
November 20, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10823 S. Langley Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of establish a waste transfer station for construction/ demolition debris material only, within an existing and 2 story manufacturing building.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

**FEB 03 2010**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 waste transfer station for construction/ demolition debris material only, within an existing 1 and 2 story manufacturing building; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*MJC*

**CHAIRMAN**