

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

APPLICANT: Aureliano and Emiliano Aranda **CAL NO.:** 255-09-A
APPEARANCE FOR: **MAP NO.:** 10-H
APPEARANCES AGAINST: **MINUTES OF**
MEETING: July 17, 2009
PREMISES AFFECTED: 1824 W. 46th Street

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

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAR 25 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		

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: 608 W. Adams LLC

CAL NO.: 286-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 608 W. Adams Street

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

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2009

THE VOTE

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

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

MAR 25 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B 26

CHAIRMAN

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

APPLICANT: Marantha CDC

CAL NO.: 290-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 160 N. Cicero

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

ACTION OF BOARD

CASE CONTINUED TO JANUARY 16, 2010

THE VOTE

MAR 25 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

Ban

CHAIRMAN

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

APPLICANT: Gladys R. Wilson & Associates

CAL NO.: 314-09-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3431-45 N. Harlem

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 religious facility; 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 testimony of the applicant was that the sanctuary would only be used by the employees of the accounting firm. The Board will grant the use and stipulates that the use is exclusively for employees of the agency and shall not be open or made accessible to the public; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: 1300 Wellington, Inc.

CAL NO.: 340-09-A

APPEARANCE FOR: Nicholas Grapsas

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: Michael Daley

PREMISES AFFECTED: 1300 W. Wellington

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

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO	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 December 18, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the tavern at this location has been in existence for many years. The appellant is appearing before the Board in order to expand the cooking facility. Testimony has been presented that the service of food is customary and necessary for a tavern in this neighborhood. Objectors testified that the tavern has not been operated in a fashion that would minimize noise and nuisance in the neighborhood. Objectors stated that in granting the appellant permission to enlarge the cooking facility it would only add to the existing problems at this location. The Board finds that by enlarging the facility it would not increase the alleged nuisance. 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

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

APPLICANT: Devon Financial Services, Inc.

CAL NO.: 372-09 S

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 22 E. Adams

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

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

MAR 25 2010

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: The Glazier Corporation

CAL NO.: 375-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 4514-24 W. North Avenue

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

ACTION OF BOARD

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAR 25 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

Bre

CHAIRMAN

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

APPLICANT: The Glazer Corporation

CAL NO.: 376-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1615 N. Kolmar

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAR 25 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE:

BLC

CHAIRMAN:

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

APPLICANT: St. Claire Chijmorie

CAL NO.: 382-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

October 16, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 5038-40 W. Diversey

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

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

MAR 25 2010

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BMC

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

APPLICANT: St. Claire Chijmorie

CAL NO.: 383-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 5038-40 W. Diversey

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

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

MAR 25 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

520

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

APPLICANT: AKMS, Inc.

CAL NO.: 456-09-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 701-05 S. Jefferson

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing parking lot for 249 private passenger vehicles outside the central business district in a DS-5 zoning district.

ACTION OF BOARD

APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing parking which shall now provide 249 parking spaces for private passenger vehicles which is located outside the central business district; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPLICANT: Urban Joe RS, LLC
d/b/a Urban Joe Barber Salon WP

CAL NO.: 457-09-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 1925 W. Division

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; the testimony of the appraiser was that the use would not have a negative impact on the 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 barber shop.

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

APPROVED AS TO SUBSTANCE

BAC
CHAIRMAN

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

APPLICANT: William Lerch

CAL NO.: 458-09-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3712 N. Keeler

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to allow a one story south side addition whose front yard shall be 15'-6 3/4" instead of 20', the north side yard shall be 3.21', the south side yard shall be 5.12' and the combined side yards shall be 8.33'

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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 one story south side addition whose front yard shall be 15'-6 3/4", the north side yard shall be 3.21', the south side yard shall be 5.12' and the combined side yards shall be 8.33'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B. J. Swain

CHAIRMAN

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

APPLICANT: Elgin Sweeping Services, Inc.

CAL NO.: 459-09-S

APPEARANCE FOR: Joseph Cacciatore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 1015 W. Pershing Rd.

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a vehicle storage facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 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 vehicle storage facility for commercial vehicles; 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 vehicle storage facility, 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

B2C

CHAIRMAN

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

APPLICANT: Nora Kyger

CAL NO.: 461-09-A

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 740 S. Loomis

NATURE OF REQUEST: Application for an Appeal under Chapter 17 of the Zoning Ordinance from the decision of the Zoning Administrator in refusing to allow the division of an improved zoning lot. The multi-unit building at 742 S. Loomis does not meet the bulk requirements for a division in an RT-4 zoning district.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAR 25 2010

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTBLOS
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 December 18, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that she purchased the building several years ago. at one time the building was part of a lot which contained two buildings. These buildings were separated in the past and sold to two separate parties. The applicant purchased the property from what appears to be an individual that was unaware that the lot was not subdivided legally. The Board will consent to the division of the zoning lot. The decision of the Zoning Administrator is reversed and the applicant shall obtain a permit to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Nora Kyger

CAL NO.: 462-09-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 740 S. Loomis

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3rd floor addition whose north side yard shall be zero and exceed the existing floor area by not more than 15% of the area existing (133 square feet) the time of the passage of this code.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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. 461-09-A which permitted the applicant to subdivide the property; the applicant shall now be permitted to establish a 3rd floor addition whose north side yard shall be zero and to exceed the existing floor area by not more than 15% of the area that existed prior to the passage of the code which would be 133 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Carol Branker

CAL NO.: 464-09-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7031-33 S. Wabash

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the proposed enclosure of the rear porch.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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 an appeal for this property in Cal. No. 463-09-A which granted the height of the porches to be increased to 37'-4" and to allow 6 dwelling units. The applicant shall now be permitted to enclose the rear porch; 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: Sun Rise Day Spa Corp.

CAL NO.: 465-09-S

APPEARANCE FOR: David Richardson

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4124 W. 63rd Street, Suite 1

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

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

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

APPROVED AS TO SUBSTANCE

(Signature)

CHAIRMAN

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

APPLICANT: Emily Nagy

CAL NO.: 466-09-A

APPEARANCE FOR: Same

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1717 N. Richmond

NATURE OF REQUEST: Application for an appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow 3 dwelling units in an RS-3 zoning district. The certificate of zoning compliance states 3 dwelling units and a building permit states 2 dwelling units.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAR 25 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 December 18, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: A permit for this location states that there are only two dwelling units at this location. The appellant stated that she purchased this building in July of 2009 and received a zoning certification which stated that the building was a 3 dwelling unit building. City water records show that in 1949 this building was described as a 3 flat building. The testimony of the applicant's architect was that it was his opinion that all 3 units at this location were original. The Board will permit the applicant to establish 3 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 this decision.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Emilia Nagy

CAL NO.: 467-09-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1717 N. Richmond

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed dormer and front stairs whose front set back shall be zero instead of 20', the north side yard shall be zero, the south side yard shall be 2.3' and to increase the existing area by not more than 15% of the area which existed before the passage of this ordinance.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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. 466-09-A; the applicant shall be permitted to establish a dormer and front stairs whose front set back shall be zero, the north side yard shall be zero, the south side yard shall be 2.3' and to increase the existing area by not more than 15% of the area which existed before the passage of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B7C

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

APPLICANT: Chicago Charter School Foundation

CAL NO.: 468-09-S

APPEARANCE FOR: Joseph Gattuso

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8038 S. Wood Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed off-site accessory parking lot in an RT-4 to serve the school located at 8001-35 S. Honore.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

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

MAR 25 2010

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 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 off-site accessory parking lot to serve a school located at 8001-35 S. Honore. 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 off-site parking, provided it is constructed consistent with the layout and design represented on the site plan and landscape drawings prepared by Terra Engineering, Ltd., dated December 17, 2009.

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: Jaime Haro

CAL NO.: 470-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 3217 W. 26th Street

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 FEBRUARY 19, 2010

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MAR 25 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Luther Davis

CAL NO.: 471-09-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4757-59 W. Lake Street

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow mobile phone (retail) and clothing to be sold in PMD #9. Retail sales are not permitted in PMD #9. The applicant is also requesting to establish a grocery at the 4759 W. Lake Street.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAR 25 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

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

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

WHEREAS, the district maps show that the premises is located in a PMD # 9 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 has owned the property and that the previous tenant that operated at this location was a party supply store. The appellant wishes to substitute the use from wholesale to retail. The Board will permit the applicant to establish a retail clothing sales/ retail telephone sales at 4757 W. Lake Street and a grocery store at 4759 W. Lake Street. 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

BLC

CHAIRMAN

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

APPLICANT: Zacarias Zagal

CAL NO.: 472-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 5616 S. Trumbull

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a single family residence and 5 SRO units on the second floor. The zoning inspector claimed the rooms on the second floor had individual locks on each door.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

MAR 25 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 SUBSYNCE
BLC
CHAIRMAN

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

APPLICANT: Standard Bank & Trust Co, Trust # 18541 CAL NO.: 473-09-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 952-56 W. Addison/ 3601-11 N. Sheffield

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed roof top patio and expansion of an existing tavern.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 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 roof top patio and to expand an existing tavern; the testimony of the appraiser was that the use would not have a negative impact on the community and 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 roof-top patio and the expansion of the existing tavern.

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

APPROVED AS TO SUBSTANCE

BLE

CHAIRMAN

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

APPLICANT: Ann Shuman

CAL NO.: 474-09-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 849 W. Webster Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the applicant 971 square feet of additional space. The city claims a variation of 15% would only permit 627 square feet. The applicant wishes to tear down an existing non- conforming addition and then use the area to rebuild.

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

THE VOTE

MAR 25 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 December 18, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that she wishes to replace the addition to her home as is. She does not wish to increase the existing size. The appellant stated that the existing addition has fallen in to disrepair and needs to be replaced. The Board will permit the appellant to replace the existing addition. The addition shall not exceed 971 square feet. 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

B2C

CHAIRMAN

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

APPLICANT: Ann Shuman

CAL NO.: 475-09-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 849 W. Webster Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a 3 story rear addition whose west side yard shall be zero and the east yard shall be 1.69'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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. 474-09-A. The applicant was permitted to remove the existing addition and replace it. The new addition shall not exceed 971 square feet. The applicant is permitted to construct a 3 story rear addition whose west side yard shall be zero and whose east side yard shall be 1.69'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B 2 C

CHAIRMAN

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

APPLICANT: Stress Free Day Spa Corp.

CAL NO.: 476-09-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 4854 S. Pulaski

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an acupuncture and massage establishment.

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

MAR 25 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

B2 c

CHAIRMAN

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

APPLICANT: Marcos Ayala

CAL NO.: 477-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 808 S. Bell Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the 734 square foot expansion to a residential development located in PD # 30, which is a medical district.

ACTION OF BOARD

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

MAR 25 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
CHAIRMAN

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

APPLICANT: Matthew House

CAL NO.: 478-09-S

APPEARANCE FOR: Gregg Graines

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST: Carl Johnson

PREMISES AFFECTED: 4933 S. Wabash Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed transitional residence for 15 people.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they were concerned about security at this location; the objectors also feel that there is already an over abundance of transitional residences in the area; the testimony of the applicant was that unarmed security would be provided at this location and that all residents must follow the rules of the facility; the applicant also stated that the would provide a structured program for their residents; 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 will permit the applicant to establish a transitional residence for not more than 15 people; 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 transitional residence, provided that the clients be restricted to adult men and that the number of clients be restricted to 15.

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: Robert & Amanda Yuille

CAL NO.: 481-09-A

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3748 N. Janssen

NATURE OF REQUEST: Application for an appeal of the office of the decision of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow 167 square feet more in area than was allowed by a 2003 building permit. The prior owner built the 3rd floor larger than allowed by its permit.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAR 25 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 December 18, 2009; and

WHEREAS, the district maps show that the premises is located in an RT 3.5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that they purchased the property as a foreclosure. They were informed by the Zoning Department that the 3rd floor was built contrary to permits. They now wish to legalize the addition that was built by the previous owner. The Board shall permit the appellant to legalize the addition as it exist today. A permit shall be obtained to memorialize this decision. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Robert & Amanda Yuille

CAL NO.: 482-09-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3748 N. Janssen

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a third floor addition, an one story front porch and a rear 2 story porch whose front yard shall be 5.57' instead of 14.7', the north side yard shall be .86', the south side yard shall be 2.62', the height shall be increased to 35'-7".

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was granted for this property in Cal. No. 481-09-A. The applicant shall now be permitted to establish a third floor addition, a one story front porch and a rear 2 story porch whose front yard shall be 5.57', the north side yard shall be .86', the south side yard shall be 2.62', the height shall be increased to 35'-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

326

CHAIRMAN

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

APPLICANT: Lorraine Denham

CAL NO.: 484-09-A

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1315 W. George Street

NATURE OF REQUEST: Application for an appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow the approval of 3 dwelling units to be established in an RS-3 zoning district. A 2001 building permit states 2 dwelling units.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

MAR 25 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 December 18, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that she wishes to establish 3 dwelling units at this location. There is a permit that was issued in 2001 that showed the building containing 2 dwelling units. The Board finds that the applicant has not provided sufficient evidence to prove the existence of a 3rd lawful dwelling unit. The Board also finds that the appellant has failed to show what error the Zoning Administrator has made in refusing to allow 3 dwelling units to be established at this location. The Board finds that the evidence submitted at the time of hearing does not support the claim that there are 3 dwelling units at this location. The decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE

32 C
CHAIRMAN

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

APPLICANT: Lorraine Denham

CAL NO.: 485-09-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 1315 W. George Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed rear open porch whose west side yard shall be 1.63' instead of 2.22'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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 denied for this property in Cal. No.484-09-A; the Board affirmed the decision of the Zoning Administrator in refusing to permit the applicant in establishing 3 dwelling units at this location; The Board will grant the applicant to construct a rear open porch whose west side yard shall be 1.63'; this resolution does not verify the amount of dwelling units at this location; the Boards decision in Cal. No. 484-09-A finds that there are only 2 legal dwelling units at this location; 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

B20
CHAIRMAN

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

APPLICANT: North Shore Outdoor, LLC

CAL NO.: 486-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 2187 N. Clybourn

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the applicant to establish an off-premise sign containing 800 square feet. Under C2-2 the district would allow only 250 square feet and further would not allow the sign to cover more than 33% of the wall. The applicant claims the sign is non-conforming

ACTION OF BOARD

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

MAR 25 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. J. C.
CHAIRMAN

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

APPLICANT: Ryan and Catherine Melby

CAL NO.: 487-09-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7505 N. Overhill Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a 2nd floor rear addition whose front yard shall be 15.94' instead of 20', the combined side yards shall be 8.53' instead of 9.9', the west side yard shall be 4.41' and the east side yard shall be 4.12'.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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 rear addition whose front yard shall be 15.94', the combined side yards shall be 8.53', the west side yard shall be 4.41' and the east side yard shall be 4.12'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Andrew Collis

CAL NO.: 488-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 5408 W. Berteau

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to permit the addition of a 3rd dwelling unit.

ACTION OF BOARD

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

MAR 25 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

CHAIRMAN

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

APPLICANT: Granville, LLC

CAL NO.: 489-09-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 1637-39 W. Granville

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the proposed expansion of 2 dwelling units into the basement of a 13 dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand 2 ground floor dwelling units into the basement of an existing 13 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

GENERAL

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

APPLICANT: Commonwealth Ventures LLC

CAL NO.: 490-09-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1968 W. Montrose

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a roof top patio for an existing restaurant located on the first floor of an existing 2 story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 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 roof top patio for an existing restaurant that is located on the first floor of an existing 2 story building; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
MJC

CHAIRMAN

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

APPLICANT: Feejill Builders Inc.

CAL NO.: 491-09-A

APPEARANCE FOR:

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 927-29 W. Montana

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the reduction of the drive aisles from 22' to 16' for an 8 dwelling unit building. The building was built contrary to the permit. The applicant added two garages instead of a parking pad and made the aisles not code compliant. The 3 parking spaces in the b

ACTION OF BOARD-
CASE CONTINUED TO MARCH 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		

MAR 25 2010

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Feejill Builders Inc.

CAL NO.: 492-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 927-29 W. Montana

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 8 dwelling unit building whose rear yard open space shall be 149 square feet instead of 305 square feet. This is a self created hardship when the applicant built two garages contrary to permit.

ACTION OF BOARD

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

MAR 25 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

Mr

CHAIRMAN

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

APPLICANT: Uonan Uonan
APPEARANCE FOR: Endy Zemenides

CAL NO.: 493-09-S

MINUTES OF MEETING:
 December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 1354-1408 S. Wabash

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a non- accessory parking lot outside of the Central Area Parking district. The lot will contain less than 249 parking spaces.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-accessory parking lot outside of the Central Area Parking district; this lot will contain less than 249 parking spaces; 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 non-accessory 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: Chicago Board of Education

CAL NO.: 494-09-A

APPEARANCE FOR: John Fritchey

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8300 W. Addison

NATURE OF REQUEST: Application for an appeal from the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow an addition to a public school without the additional required parking (1 space for 3 employees).

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAR 25 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 December 18, 2009; and

WHEREAS, the district maps show that the premises is located in a B3-1 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 they wish to establish an addition for a school to provide extra classrooms for the school located at 3740 N. Panama. There is no on-site parking to meet the required 1 space for every 3 employees at this location. The Board will permit the appellant to establish the school at this location (495-09-S) and to eliminate the required 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

B+C

CHAIRMAN

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

APPLICANT: Chicago Board of Education

CAL NO.: 495-09-S

APPEARANCE FOR: John Fritchey

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST:None

PREMISES AFFECTED: 8300 W. Addison

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a public elementary school in a B3-1 zoning district.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was granted for this property in Cal. No. 495-09-A which permitted the applicant to eliminate required parking for the school; the applicant shall be permitted to establish a public elementary school; 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 public elementary school, provided six drop-off spaces are located on the west side of North Plainfield Avenue.

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

APPROVED AS TO SUBSTANCE

MJC

CHAIRMAN

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

APPLICANT: Harold Washington Apartments Limited Partnership

CAL NO.: 496-09-S

APPEARANCE FOR: Mariah DiGrino

MINUTES OF MEETING: December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4944-46 N. Sheridan

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a residential building containing 65 SRO units and 4 dwelling units with residential use below the second floor in a B3-2 zoning district.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 25 2010

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor in a building containing 65 SRO units and 4 residential units; 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 ground-floor residential use for a total of five SRO units on the first floor.

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: Puerto Rican Cultural Center

CAL NO.: 497-09-A

APPEARANCE FOR: Brent Denzin

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2658 W. Haddon

NATURE OF REQUEST: Application for an appeal from the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance for refusing to allow a proposed driveway for an off-site parking lot.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAR 25 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 December 18, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to install a driveway to access a parking lot that would be used to provide required parking for a day care and a private school. The appellant stated that the lot would be accessed off of Haddon by a drive way with egress into the alley. The Board finds that the request is necessary due to the width of the lot and will reverse the decision of the Zoning Administrator and permit the appellant to establish the driveway to access the parking lot. The appeal is granted. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE
BTC
CHAIRMAN

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

APPLICANT: Puerto Rican Cultural Center

CAL NO.: 498-09-S

APPEARANCE FOR: Brent Denzin

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2658 W. Haddon

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed accessory off-site parking lot to serve a school and day care center located at 2739 W. Division.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 25 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 28, 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. 497-09-A which permitted the applicant to establish a driveway to access the parking lot; the Board will grant the special use to establish an accessory off-site parking lot to serve a school and day care center at 2739 W. Division; 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 accessory, off-site 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

Handwritten initials

CHAIRMAN

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

APPLICANT: Puerto Rican Cultural Center

CAL NO.: 499-09-Z

APPEARANCE FOR: Brent Denzin

MINUTES OF MEETING:
December 18, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2658 W. Haddon

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed accessory off-site parking lot whose front yard shall be 7' instead of 20' and to reduce the east side yard to 1' instead of 2'

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 25 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 December 18, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 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 (497-09-A) and a special use (498-09-S) were granted by the Board for this location; the applicant shall be permitted to establish an off-site parking lot whose front yard shall be 7' instead and to reduce the east side yard to 1'; 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

Brc

CHAIRMAN