

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

APPLICANT: Area Wide 79th & Western LLC

CAL NO.: 01-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 7919-25 S. Western / 2328-54 W. 79th Place

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

ACTION OF BOARD

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

JUL 15 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
102C
CHAIRMAN

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

APPLICANT: 530 N. LaSalle, LLC **CAL NO.:** 02-10-S

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 530 N. LaSalle

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 drive -thru facility for a fast food restaurant. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The drive-through facility must be constructed consistent with the layout and design represented on the site plan prepared by the Department of Zoning and Land use Planning, dated January 15, 2010.

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

APPROVED AS TO SUBSTANCE

B2L

CHAIRMAN

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

APPLICANT: 530 N. LaSalle LLC **CAL NO.:** 03-10-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 530 N. LaSalle Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a non-accessory parking lot to serve 9 private passenger vehicles outside of the Central Area Parking District.

ACTION OF BOARD-
 APPLICATION DENIED, APPLICANT FAILED TO RECEIVE THREE AFFIRMATIVE VOTES

THE VOTE

JUL 15 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

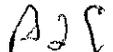
BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2009; and

RESOLVED, that the aforesaid special use request has failed to receive three affirmative votes and is therefore denied.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: G.I.A Management, Inc.

CAL NO.: 04-10-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2206 N. Menard

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2 dwelling unit building whose front yard shall be 1.84' instead of 20'. the north yard shall be 1.95' instead of 2' and the combined side yards shall be 5'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 2 dwelling unit building whose front yard shall be 1.84', the north yard shall be 1.95' and the combined side yards shall be 5', the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and 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: Chicago Title and Trust # 10-1645 **CAL NO.:** 05-10-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6301-03 N. Wayne / 1314-16 W. Rosemont

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed front open deck and 3 proposed balconies on a 3 story building whose front yard, facing Wayne Street, shall be zero instead of 15'; the north side yard shall be zero instead of 5.12' and the combined side yards shall be zero instead of 12.8'.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 3 balconies on a 3 story building whose front yard, facing Wayne Street, shall be zero instead of 15'; the north side yard shall be zero instead of 5.12' and the combined side yards shall be zero instead of 12.8', the Board also finds that this resolution may not be used to verify the amount of 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

D. J. E.

CHAIRMAN

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

APPLICANT: 720 W. Buckingham Inc.

CAL NO.: 6-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 720 W. Buckingham Place

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the reduction of 11 dwellings to 8 dwelling units whose west yard shall be zero instead of 4.3', the east side yard shall be 2'-10", the combined side yards shall be 2' -10' , the rear yard shall be 3'-1" instead of 39.38' and the rear yard open space shall be 217 square feet.

ACTION OF BOARD-
CASE CONTINUED TO MARCH 19, 2010

THE VOTE

JUL 15 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

BAC

CHAIRMAN

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

APPLICANT: Wendy Gill CAL NO.: 07-10-Z
APPEARANCE FOR: Ronald Grais MINUTES OF MEETING: January 15, 2010
APPEARANCE AGAINST: Peter Zelchenko
PREMISES AFFECTED: 2222 N. Geneva Terrace

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3rd floor addition whose rear yard shall be zero instead of 30', on floors containing residential use.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

JUL 15 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 board member showing their vote (X for affirmative, blank for negative, X for absent).

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 objector in this matter stated that he was there to represent his parents interest. He stated that his property is across the alley and that by granting the variation, there would be a negative impact on his property. He stated that his family has owned their building since 1971. He feels that the addition that is being requested would not only diminish light and air to his property but would also alter the character of the neighborhood; the applicant stated that she needs to the addition to the existing home to accommodate her growing family; the Board will permit the applicant to construct a 3rd floor addition whose rear yard shall be zero instead of 30', on floors containing residential use; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Fuel Outdoor LLC **CAL NO.:** 08-10-A
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
January 15, 2010
APPEARANCE AGAINST: Tim Barton (City Of Chicago)
PREMISES AFFECTED: 1656 W. Division

NATURE OF REQUEST: Application for a Appeal from the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance for refusing to allow a wall mount off premise advertising sign which has been erected without a permit. The sign measures 24 square feet and is 5 feet above grade. There is a second off-premise sign, also erected without a permit, within 300'. Section 17-12-1006-H (1) states: *New off-premise signs* proposed in B or C districts are prohibited within 300 feet of any other *off-premise sign* located on the same side of the *street*. The Zoning Administrator maintains both signs are illegal because they were erected without permits and are not allowed because they are within 300' of each other.

**ACTION OF BOARD-
 APPEAL IS MOOT**

THE VOTE

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

JUL 15 2010

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Fuel Outdoor, LLC

CAL NO.: 09-10-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
January 15, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1656 W. Division

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of
Insert other division language

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUL 15 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: Enhui Yang **CAL NO.:** 10-10-S

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3128 N. Lincoln Avenue

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

JUL 15 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:

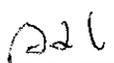
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2009; and

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 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 massage establishment.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Quentin Delgado

CAL NO.: 12-10-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3861 N. Oak Park Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed second floor addition whose south side yard shall be 1.0' instead of 4.68', with combined side yards of 14.06'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 second floor addition whose south side yard shall be 1.0' instead of 4.68', with combined side yards of 14.06'; 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

Dac

CHAIRMAN

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

APPLICANT: Saul Vazquez CAL NO.: 13-10-A

APPEARANCE FOR: Same MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 915 W. 32nd Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the establishment of 6 dwelling unit in an RS-3. City records (1977 permit) show there was a store on the 1st floor front of the building. The applicant wishes to substitute a dwelling unit for a commercial unit.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUL 1 5 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 board member with 'X' marks indicating votes.

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2010; 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 has always been a residential use in the former commercial space, ever since he has owned this building since 1996. The Board will permit the appellant to legalize the dwelling unit that has taken the place of the former commercial unit. The decision of the Zoning Administrator is reversed and the appeal is approved. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

Signature and name of official: [Signature] CHAIRMAN

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

APPLICANT: Raymond Lindt, Robert Groebner **CAL NO.:** 14-10-A
APPEARANCE FOR: Jessica Schramm **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1916 W. Fletcher

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the expansion of a rear non-conforming unit by adding parking spaces which will increase the height of the rear building from 27'-10" to 32'-6".

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

THE VOTE

JUL 15 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 January 15, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that they wish to expand the dwelling unit at the rear of the property. The appellant wishes to add parking under the existing structure. The raising of the structure to provide parking will increase the height of the rear building from 27'-10" to 32'-6". The Board will permit the appellant to expand the existing dwelling unit in the rear building. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Calumet River Terminal Inc. **CAL NO.:** 15-10-A
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
 March 19, 2010
APPEARANCE AGAINST: Department of Zoning and Land Use Planning
PREMISES AFFECTED: 10740 S. Burley

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of which determined the applicant's use to be a motor freight terminal. the applicant believes the use is a warehouse and freight movement. The applicant and his counsel previously requested a use as a freight terminal.

ACTION OF BOARD-
 CASE CONTINUED TO MARCH 19, 2010

JUL 1 5 2010

THE VOTE

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
X		
		X

APPROVED AS TO SUBSTANCE

DJC

 CHAIRMAN

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

APPLICANT: McDonald's Corporation **CAL NO.:** 16-10-S
APPEARANCE FOR: Amy Kurson **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: Department of Zoning and Land Use Planning
PREMISES AFFECTED: 2609 S. Kedzie

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

ACTION OF BOARD-
APPLICATION DENIED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 wishes to establish a drive-through restaurant for a fast food establishment. The applicant stated that the design of the drive-through was necessary to provide access to the double lane drive through. The Department of Zoning and Land Use Planning as represented by Steve Valenziano testified, that as submitted, the layout of the drive-through was not designed for pedestrian safety; the Department's opinion is that by having pedestrian cross the drive-through lane, there is an increased risk of injury to pedestrians. The Board finds that the design as submitted, is not in compliance with the criteria for the granting of a special use at this time; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use be denied.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Family Wine & Spirits, LLC

CAL NO.: 17-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 11641 S. Halsted

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

ACTION OF BOARD

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUL 15 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

[Signature]
CHAIRMAN

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

APPLICANT: 7634-36 N. Greenview, LLC

CAL NO.: 18-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 7634-36 N. Greenview

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow 8 dwellings units to be established. The Department of Water record from 1947 states seven dwelling units.

ACTION OF BOARD

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

JUL 15 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

BLC

CHAIRMAN

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

APPLICANT: Kenneth Bui **CAL NO.:** 19-10-S

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 650 W. Cornelia Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 nail salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character of the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

APPLICANT: Yuen Mei Moy
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2859 S. Emerald

CAL NO.: 20-10-A

MINUTES OF MEETING:
 January 15, 2010

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 6 dwelling in an RS-3. The building contained a commercial unit which they wish to convert to a 6th dwelling unit.

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

JUL 15 2010

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter wishes to establish a 6th dwelling unit at this location. There was a former commercial use at this location. The Board will permit the applicant to establish a 6th dwelling unit. There will be a total of 6 dwelling units at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BAC

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

APPLICANT: Surestaff, Inc. **CAL NO.:** 21-01-S
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2080-84 N. Milwaukee Avenue

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 day labor business; 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 day-labor facility.

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: Annabella Robles **CAL NO.:** 22-10-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2658 S. Ridgeway

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of proposed street access from 27th Street because a utility pole blocks the alley access with a front yard of zero instead of 20'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 stated that she wishes to establish access to her garage from 27th street. She stated that there is a utility pole in the alley that would prevent her from accessing her garage from the alley; the front yard shall also be reduced to zero. The applicant shall be permitted to establish access from 27th street because of the utility pole that block access in the alley to the applicant's garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

 SWAIN

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

APPLICANT: Marian Zochowski **CAL NO.:** 23-10-A

APPEARANCE FOR: Edward Clancy **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3016 N. Pulaski Road

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a non- accessory garage to be used as a contractor office with storage.

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

THE VOTE

JUL 15 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 January 15, 2010; 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 claims he will use the proposed building as an office with storage of construction material and a truck. The appellant also conducts a similar business next door. The plans submitted with the application show a simple garage. There are no washrooms or other amenities to show the building will be inhabited. Finally, the Board notes that a construction service or contractors yard is not permitted in a B3 district. The decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE

BBC

SECRETARY

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

APPLICANT: Holy Nativity Romanian Orthodox Church **CAL NO.:** 24-10-S

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5816-26 N. Mozart

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed off-site parking accessory parking lot to serve the church at 2804-24 W. Ardmore.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 15 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:

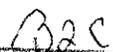
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2009; and

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 the church located at 2804-24 W. Ardmore; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; this case was previously heard and approved by the Board in 2007; 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 accessory parking provided the applicant installs the 7-foot perimeter setback along the street frontages, and provided the lot is brought into complete compliance with the Chicago Landscape Ordinance. The Department notes that the parking area is accessory to the church which is being expanded, and therefore must be brought into compliance with all landscape standards by virtue of Sec. 17-11-0201-D of the zoning ordinance.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Holy Nativity Romanian Orthodox Church **CAL NO.:** 25-10-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5816-26 N. Mozart

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed off-site accessory parking lot whose front yard shall be zero instead of 20' and to waive the landscape requirement.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 a special use in Cal. No. 24-10-S to establish an accessory off-site parking lot to serve a church at 2804-24 W. Ardmore; the Board will permit the establishment of the parking lot with a front yard of zero; the Board finds that the applicant shall comply with the Landscape Ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Holy Nativity Romanian Orthodox Church **CAL NO.:** 26-10-A

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5816-26 N. Mozart

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 a driveway at a street where an alley exist and should serve as the means of egress.

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

THE VOTE

JUL 15 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 January 15, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to use the existing driveway to access the parking lot at 5816-26 N. Mozart. The Board will permit the applicant to establish the drive way off the existing alley at this location. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BDS

CHAIRMAN

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

APPLICANT: Holy Nativity Romanian Orthodox Church **CAL NO.:** 27-10-S

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5835 N. Lincoln Avenue

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 a high school.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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; this case was originally heard and approved by the Board in 2007; the Board will once again approve the request for a special use at this location; 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 lot.

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: Southport Salon Concepts, LLC **CAL NO.:** 28-10-S
APPEARANCE FOR: Gregg Graines **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3435 N. Southport Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Abigail Carrillo

CAL NO.: 29-10-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4233 S. Archer Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the reduction of one required parking space for a dry cleaner.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 eliminate the one required parking space for a dry cleaner; the applicant stated that the previous business at this location had no on-site parking; 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
CRASMAN

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

APPLICANT: Northern Media Inc.

CAL NO.: 30-10-A

APPEARANCE FOR: Thomas Murphy

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3730 N. Clark Street (North Facade)

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 two off premise signs to be established which were erected without permits. The applicant wants to erect a 675 square foot banner sign.

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

THE VOTE

JUL 15 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 January 15, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he was cited by the City of Chicago for erecting signs with out a sign permit. The appellant stated that after he was cited he removed the signs and paid the fines. He testified that the products that are advertised on the signs are products that can be purchased on site. The signs also contain logos for the business (Metro) The appellant claims that because items advertised can be purchased at this location, the signs are therefore not off-site advertising. The Board finds that the appellant shall be permitted to establish a 675 square foot banner sign. 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: Northern Media Inc.

CAL NO.: 31-10-A

APPEARANCE FOR: Thomas Murphy

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST:None

PREMISES AFFECTED: 3730 N. Clark Street (South Facade)

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 two off premise signs to be established which were erected without permits. The applicant wants to erect a 675 square foot sign banner sign.

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

THE VOTE

JUL 15 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 January 15, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he was cited by the City of Chicago for erecting signs with out a sign permit. The appellant stated that after he was cited he removed the signs and paid the fines. He testified that the products that are advertised on the signs are products that can be purchased on site. The signs also contain logos for the business (Metro) The appellant claims that because items advertised can be purchased at this location, the signs are therefore not off-site advertising. The Board finds that the appellant shall be permitted to establish a 675 square foot banner sign. 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: Jodi Development, LLC

CAL NO.: 32-10-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1627 N. Wolcott Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a 4 story single family residence with residential use below the second floor. The building was constructed with a commercial unit on the 1st floor which is now being converted into part of the dwelling unit.

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

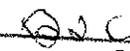
JUL 15 2010

**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



CHAIRMAN

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

APPLICANT: Jodi Development , LLC

CAL NO.: 33-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1627 N. Wolcott Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 4 story single family residence whose height shall be 46.7' instead of 45'.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

JUL 15 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
CARRILLO

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

APPLICANT: Sandra & James Reynolds **CAL NO.:** 34-10-A
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4923 S. Kimbark Avenue

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 establishment of a dwelling unit in a rear building. The 1948 water record states the rear is "vacant".

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

THE VOTE

JUL 15 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		
RECUSED		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2010; and

WHEREAS, the district maps show that the premises is located in an RS-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 in this matter stated that she applied for permits to repair the coach house at the rear of the property and was denied a permit. It was the opinion of the City that the use of the coach house had been abandoned. The applicant provided copies of permits that showed the existence of a coach house and the applicant stated that the use has never been abandoned. The Board will permit the applicant to establish a coach house at the rear of the property. 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: Ogden Partners Inc. **CAL NO.:** 36-10-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 January 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2711 N. Lakewood Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2 story single family residence whose front yard shall be 5' instead of 5'-4", the rear yard shall be 3' instead of 12'-6", the combined side yards shall be 6' (3' on the north and 3' on the south) instead of 16'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 2 story single family residence whose front yard shall be 5', the rear yard shall be 3', the combined side yards shall be 6' (3' on the north and 3' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHIEF CLERK

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

APPLICANT: Ogden Partners Inc. **CAL NO.:** 37-10-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2753 N. Lakewood Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 14 dwelling unit building with a commercial unit whose rear yard set back shall be 6" instead of 3

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 1 5 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 4 story 14 dwelling unit building with a commercial unit whose rear yard set back shall be 6"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B/C

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

APPLICANT: Nicolae Hobe

CAL NO.: 38-10-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5020 W. Cullom

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to permit proposed parking in the required side yards and an open rear porch whose west side yard shall be zero instead of 2' and to reduce the open space to zero instead of 450 square feet.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 parking in the required side yard and to construct an open rear porch whose west side yard shall be zero and to reduce the open space to zero instead of 450 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

GENERALMAN

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

APPLICANT: Asheli, LLC

CAL NO.: 39-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 4527-31 W. Lawrence Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a subdivision of an improved zoning lot. The lot contains a single family residence at the front and a car wash at the rear. The house and carwash are owned by two different parties.

ACTION OF BOARD-

CASE CONTINUED TO MARCH 19, 2010

THE VOTE

JUL 15 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

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

APPLICANT: Code of Conduct One, LLC **CAL NO.:** 40-10-S

APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
January 15, 2010

APPEARANCE AGAINST: Richard Grippand

PREMISES AFFECTED: 1021 S. State Street / 14th E. 11th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed body art service.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 objector in this matter stated that he was concerned that if the Board approved the Special Use the applicant would then increase the amount of artist at this location; He was also concerned that if there was an increase in artist working at the shop, there would be an increase in traffic at this location; the applicant stated that the artist will work by appointment only; the Board will permit the applicant to establish a tattoo parlor at this location. The Board also finds that there may only be six chairs to tattoo the public at this facility; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



BRIAN L. CROWE

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

APPLICANT: North Shore Outdoor, LLC

CAL NO.: 41-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 601 N. Wells

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow th establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet

ACTION OF BOARD-
CASE CONTINUED TO APRIL 16, 2010

THE VOTE

JUL 15 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

BLC
CHAIRMAN

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

APPLICANT: Marantha CDC
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 160 N. Cicero

CAL NO.: 290-09-S

MINUTES OF MEETING:
 January 15, 2010

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JUL 15 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 January 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 religious facility; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten signature]

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

APPLICANT: Star Light Outdoor LLC

CAL NO.: 433-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1400 W. North Avenue

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

ACTION OF BOARD

CASE CONTINUED TO FEBRUARY 19, 2010

THE VOTE

JUL 15 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

Bje

JUL 15 2010

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

APPLICANT: Skywalker Outdoor, Inc.

CAL NO.: 452-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

November 20, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 1105 W. Chicago Avenue

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

ACTION OF BOARD

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUL 15 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

Bac