

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

APPLICANT: Nail Pallet, Inc

CAL NO.: 11-10-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5205 N. Clark

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
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 February 19, 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 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

CHAIRMAN

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

APPLICANT: Jodi Development, LLC **CAL NO.:** 32-10-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
February 19, 2010
APPEARANCE AGAINST: Alderman Waguespack, Ken Tyler
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-
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 February 19, 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 Alderman of the 32nd ward stated that he is opposed to the granting of this special use as well as the variation because the applicant has created their own hardship. The building is located in a C1-2 zoning district and the applicant would like to convert the entire building to a single family home. The Alderman stated that if approved, he fears that it would set a precedent in his ward. The neighbor to the property is also opposed to the application. He stated that his building has been damaged during the construction of the neighboring building; the Board will permit the applicant to establish residential use below the 2nd floor in order to convert the building to a single family residence; 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 commends approval of the ground-floor residential use.

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

APPROVED AS TO SUBSTANCE

Bac

CHAIRMAN

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

APPLICANT: Jodi Development , LLC **CAL NO.:** 33-10-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
February 19, 2010
APPEARANCE AGAINST: Alderman Waguespack, Ken Tyler
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-
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		

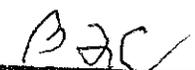
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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; a special use to permit residential use below the second floor was granted in Cal. No 32-10-S, the Alderman of the 32nd ward stated that he is opposed to the granting of this special use as well as the variation because the applicant has created their own hardship. The building is located in a C1-2 zoning district and the applicant would like to convert the entire building to a single family home. The Alderman stated that if approved, he fears that it would set a precedent in his ward. The neighbor to the property is also opposed to the application. He stated that his building has been damaged during the construction of the neighboring building; the applicant shall be permitted to establish a 4 story single family residence whose height shall be 46.7' 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.



SECRETARY

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

APPLICANT: R. Philip Swajkun CAL NO.: 42-10-Z

APPEARANCE FOR: James J. Banks MINUTES OF MEETING: February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2252 W. Chicago Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 5 story 5 dwelling unit residential whose rear yard at the first residential level, shall be 12'* instead of 30'.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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 5 story 5 dwelling unit residential whose rear yard at the first residential level, shall be 12'* instead of 30'. The applicant has amended the relief sought for the rear yard and has been approved by the Board; 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

Amended at Hearing

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

APPLICANT: 3130 W. Fullerton
Condominium Association
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3130 W. Fullerton Avenue

CAL NO.: 43-10-A

MINUTES OF MEETING:
February 19, 2010

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance from the decision of the office of the Zoning Administrator in refusing to approve the applicant to maintain a stair enclosure with a front yard of zero instead of 20' from the front of the building. The builder built the building contrary to the approved plans.

ACTION OF BOARD-

REMANDED FOR REVIEW BY THE DEPARTMENT OF ZONING AND LAND USE PLANNING

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

B2C
CHAIRMAN

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

APPLICANT: Albany Bank & Trust Co.
Trustee under trust # 116243

CAL NO.: 44-10-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2½ story single family residence whose rear yard shall be 38'-10" instead of 42'.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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 2½ story single family residence whose rear yard shall be 38'-10"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT:

Dariece Oki & Michael Burkovskis

CAL NO.: 45-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2129 W. Grace Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed enclosed rear porch whos west side yard shall be zero instead of 4'.

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

B2e
CHAIRMAN

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

APPLICANT: Sandra Hernandez **CAL NO.:** 46-10-Z

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2325 W. Cullerton Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of proposed rear addition whose west side yard shall be zero instead of 2', the combined side yards shall be 3.08' instead of 4.8', the rear yard shall be 26.64' instead of 29.22'.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a rear addition whose west side yard shall be zero, the combined side yards shall be 3.08', the rear yard shall be 26.64'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Bdc
CHAIRMAN

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

APPLICANT: 5321 N. Harlem LLC

CAL NO.: 47-10-S

APPEARANCE FOR: Mario Tricoci

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5331 N. Harlem Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish an accessory off-site parking lot to serve a beauty 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010; 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 accessory off-site parking lot to serve a beauty 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 off-site parking lot, provided it is constructed consistent with the layout and design represented on the site plan and landscape prepared by OKW Architects, dated November 3, 2009.

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Twin Tower Apartments LLC

CAL NO.: 48-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1645-49 E. 50th Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a multi-story, multi-dwelling unit building (253 units) to reduce the existing 67 parking spaces to 65 to allow aor conditioning cooling towers to be erected in the parking lot.

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

Bcc
CHAIRMAN

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

APPLICANT: Twin Towers Apartments LLC

CAL NO.: 49-10-Z

APPEARANCE FOR: Timothy Hinchman

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1645-49 W. 50th Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to erect 2 proposed air conditioning cooling towers to be located within 7' of the front set back instead of at 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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 erect to air condition cooling towers which shall be located within 7' of the front setback. The Board finds that the location of the towers is necessary to provide service to the existing residential buildings; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Juan Jose Juarbe

CAL NO.: 50-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3116 W. Fillmore Street

NATURE OF REQUEST: Application for a Appeal from, the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the expansion of dwelling units in a manufacturing district

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

Bze
CHAIRMAN

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

APPLICANT: Catholic Bishop Of Chicago

CAL NO.: 51-10-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2926 N. Southport Avenue

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

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010; 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 non- accessory parking lot. 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.

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: Stephane Rambaud

CAL NO.: 52-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 723-25 W. Willow Street / 1727 N. Burling Street

NATURE OF REQUEST: Application for an Appeal of the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit a 10'-6" structure and the over all height to be 65'-5".

ACTION OF BOARD

REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

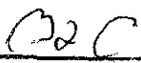
THE VOTE

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: Harry Pietroczyński

CAL NO.: 53-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3842 W. Division 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 applicant to establish an 8' high rolling gate.

ACTION OF BOARD-

REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

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

APPROVED AS TO SUBSTANCE

BSC
CHAIRMAN

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

APPLICANT: 2432 W. Bloomindale LLC **CAL NO.:** 54-10-Z

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2436 W. Bloomingdale

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to provide 4 parking spaces instead of 5 to establish and locate an office.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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 provide 4 parking space instead of 5 and to establish an office 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

B2C
CHAIRMAN

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

APPLICANT: Styles Properties LLC

CAL NO.: 55-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3754 N. Wilton

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 a front staircase enclosure to be located 2'-1" from the front of the parapet wall instead of 20'. The feature was built contrary to permit.

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

B2C
CHAIRMAN

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

APPLICANT: Styles Properties, LLC

CAL NO.: 56-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3754 N. Wilton

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of an existing 3 story 6 dwelling unit building whose front yard shall be 8.3' instead of 10', each side yard shall be 3' instead of 6' and to reduce the rear yard open space to zero instead of 216 square 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
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: Adolfo Rodriguez

CAL NO.: 57-10-A

APPEARANCE FOR: Same

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 601 W. 43rd 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 a restaurant in an RS-3 district. The last business license expired 12-15-06 which exceeds the 18 month period in which a license can be re-established.

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 February 19, 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 stated that he has appeared before the Board for this location to request a variation in 2007. The Board granted the variation. The applicant stated that he completed the work but was not permitted to renew his license until the work was completed. The appellant submitted documentation verifying that he had attempted to renew the license during that time. The Board finds that because the appellant had diligently pursued his license he shall be permitted to re-establish a restaurant at this location. The decision of the Zoning Administrator is reversed and the appeal is granted. A business license shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE
B2C
CHAIRMAN

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

APPLICANT: Dana Bolton **CAL NO.:** 58-10-Z

APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST: Graham Waller, Maxine Taylor, Dorothy Gaines

PREMISES AFFECTED: 8857 S. East End

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed second floor addition whose front yard shall be 17.8' instead of 18.62', a rear yard of 18.67' instead of 32.59', the north side shall be 4.75' instead of 5.23', south side shall be 9' with combined side yards of 13.93' with a floor area of .75

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are in opposition to the variation being granted because they feel that the buildings size would be out of character with the neighborhood; they also feel that the project would decrease the property value and have a negative impact on the community; the applicant stated that he built contrary to what was permitted; he stated that he intends to live in this home with his family and that it will be utilized as a single family home; the Board will permit the applicant to construct a second floor addition whose front yard shall be 17.8' , a rear yard of 18.67", the north side shall be 4.75', south side shall be 9' with combined side yards of 13.93' with a floor area of .75; 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 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

Boe

CHAIRMAN

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

APPLICANT: Saraf Khan **CAL NO.:** 59-10-A
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5140-44 N. Albany 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 in refusing to allow the subdivision of an improved zoning lot. There are 4 dwelling units on the parcel. The applicant wishes to keep four dwelling units at 5140 and remove existing parking at 5144.

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		

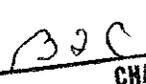
THE RESOLUTION:

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 February 19, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated he purchased the building and adjoining parcel several years ago. The parcel contains a four dwelling unit building and two multi- car garages. The appellant now would like to sub-divide the improved zoning lot. The Zoning Administrator determined that the parcel could not be divided because the existing 4 dwelling unit building would not have four parking spaces to serve the remaining units. The Board makes the following findings of fact: The appellant rehabilitated the property with a building permit. This matter was previously adjudicated and found to have 4 dwelling units without the required parking. The zoning district will allow all issues concerning bulk to be complied with after the division. The Board will allow the division of the zoning lot into two new zoning lots. The Board also finds that only a single family residence may be constructed at this location. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fuel Outdoor LLC

CAL NO.: 60-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2280 N. Clybourn

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 a double sided pole mounted off-premise advertising sign that was erected without a permit. There is a second off-premise sign on the same side of the street, also erected without a permit within 150 feet which is prohibited by the code 17-12-1006-H

ACTION OF BOARD-

REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

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
B2E
CHAIRMAN

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

APPLICANT: Fuel Outdoor LLC

CAL NO.: 61-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2280 N. Clybourn

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 a double sided pole mounted off-premise advertising sign that was erected without a permit. There is a second off-premise sign on the same side of the street, also erected without a permit within 150 feet which is prohibited by the code 17-12-1006-H

ACTION OF BOARD-

REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

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: Drummond Square Condominium Association GAL NO.: 62-10-A

APPEARANCE FOR: MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 617-19 W. Drummond Place

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 establishment of 24 dwelling units in a B1-2 district. A 1987 permit states the premises is a rooming house. A 1989 permit claims this property is a 72 room rooming house which was converted to 24 apartments.

ACTION OF BOARD-
REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

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

B2C
CHAIRMAN

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

APPLICANT: Drummond Square Condominium Association CAL NO.: 63-10-S

APPEARANCE FOR: MINUTES OF MEETING: February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 617-19 W. Drummond Place

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

ACTION OF BOARD- REMANDED TO THE DEPARTMENT OF ZONING AND LAND USE PLANNING

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 name show 'X' in the AFFIRMATIVE column.

APPROVED AS TO SUBSTANCE

Signature of Chairman over the line CHAIRMAN

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

APPLICANT: Celestino Sanchez **CAL NO.:** 64-10-S
APPEARANCE FOR: Emma Dorantes **MINUTES OF MEETING:**
February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2022 W.51st Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to convert one commercial unit to a residential dwelling unit, with residential use below the second floor. The property will contain only two dwelling units.

**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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010; 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 he wishes to substitute a former commercial use with a residential use which will be located on the ground floor; the applicant shall be permitted to substitute the commercial use with a residential use which shall be located on the ground floor; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BRC

CHAIRMAN

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

APPLICANT:

Margery Teller

CAL NO.: 65-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED:

861 N. LaSalle 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 expansion of an accessory building with a second floor storage area. The existing accessory building contains 1344 square feet. The expansion would be 105 square feet. The appellant also wishes to increase the height to 26'-7" from 21'-7".

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

B2C

CHAIRMAN

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

APPLICANT:

Margery Teller

CAL NO.: 66-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED:

861 N. LaSalle Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed rooftop enclosure to have a rear yard set back of zero instead of 38.75'.

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

B2C
CHAIRMAN

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

APPLICANT: Ronald J. Pasowicz **CAL NO.:** 67-10-A

APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 7322 N. Oconto

NATURE OF REQUEST: Objector's appeal to the granting of an Administrative Adjustment which granted the reduction of total side yard from 9' to 6' with neither yard less than 4', the current 3' north and south yards to remain. The objector claims he previously objected to the request and the Zoning Administrator did not fully consider the points he raised

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 February 19, 2010; and

WHEREAS, the district maps show that the premises is located in an RS-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 Zoning Administrator granted an Administrative Adjustment for a single family residence located at 7322 N. Oconto. The adjustment reduced the total side yard from 9 feet to 6 feet. 3 feet on the north and south sides, in order to build a second floor addition measuring 24' x 50'-2". The addition will be built on the existing load bearing walls. The objector maintains the Zoning Administrator did not fully consider all points, facts and concerns that he raised in his letter of objection. The objector stated that he did not receive timely notice of the request for the adjustment. He said two story houses were out of character with the neighborhood. The maximum lot size was not followed and to approve such an addition would interfere with th enjoyment of his property. The air and light to his property would be decreased. The chimney of the adjoining neighbors would be negatively effected. Finally, he believed that the addition would have a negative impact on his property marketability and resale. The objector stated that the Zoning Administrators decision to grant the Administrative Adjustment after reviewing his objections was both arbitrary and capricious. The Board will note that this is an objectors appeal.

APPROVED AS TO SUBSTANCE
Bec
CHAIRMAN

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

CAL NO.: 67-10-A

MINUTES OF MEETING:

February 19, 2010

Mr. Pasowicz therefore bears the burden of proving that the Zoning Administrator erred in her decision. The Zoning Board of Appeals must assume the Zoning Administrator's decision is correct, therefore placing the burden to prove what error was made with the appellant (§17-13-1207). The Board finds the Administrative Adjustment allowed a second floor addition which was to be built upon the load bearing walls. This is why the side yards had to be reduced from the combined side yard of 9 feet. The Board finds this reduction proper. The Board finds the second floor addition also to be proper. The desire to stay in the neighborhood and to expand the size of the home requires one to normally build up on the load bearing walls. The Board finds that Mr. Pasowicz did receive timely notice of the request for an administrative adjustment. He gave the Zoning Administrator his reasons for not granting the adjustment. The Zoning Administrator did not grant the relief until after she received the written objections. The Board finds that there is a two story home two buildings to the north of the subject property. The Board has determined that the applicant has failed to prove the Zoning Administrator's decision was in error. The Objector's Appeal is overruled and the appeal is denied.

JUL 15 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Prakash Mohanty **CAL NO.:** 68-10-A
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1855 N. Tripp

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 two dwelling units to be established in a building where there are currently 3 dwelling units. Department of Water records reflect one dwelling unit and one office at this location.

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 February 19, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that the building was purchased as a foreclosure. The appellant testified that conversions were made with out permits. The appellant stated that the building will be deconverted from 3 units and there will be a total of 2 units that will remain. The Board will permit the appellant to establish 2 dwelling units at this location. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

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

APPLICANT: Gertrude Dragovich Trust **CAL NO.:** 69-10-A
 by Michael Dragovich, Trustee
APPEARANCE FOR: Lawrence Lusk **MINUTES OF MEETING:**
 February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 509 N. Noble Street/ 1378 W. Grand 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 in refusing to allow the expansion of a rear accessory building. The city issued a permit which permitted the deconversion of the second floor dwelling unit. The appellant claims the work was not done but the building department claims the work was completed.

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		

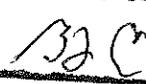
THE RESOLUTION:

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 February 19, 2010; and

WHEREAS, the district maps show that the premises is located in an B1-2 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 has owned this building for many years. He stated that he was cited by the City for code violation instructed by the city to de-convert the rear building. The appellant stated that the residential use in the rear building has never been abandoned and he wishes to re-establish it. The Board finds that the appellant has supplied sufficient evidence to establish that the residential use in question had been in existence for many years. The Board will permit the appellant to expand the rear accessory building. 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

CHAIRMAN

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

APPLICANT: Brian Nelson

CAL NO.: 70-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 938 W. 79th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to permit the expansion of a beauty salon/ barber shop.

ACTION OF BOARD

DISMISSED FOR WANT OF PROSECUTION

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

BJC
CHAIRMAN

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

APPLICANT: Randolph J. Nichols & Hollie Smurthwaite CAL NO.: 71-10-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3602 S. Sacramento

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed one story vestibule enclosure to a single family residence whose front yard shall be zero instead of 4'.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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 vestibule enclosure to a single family residence whose front yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
B. J. C.
CHAIRMAN

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

APPLICANT: Al Goldstein **CAL NO.:** 72-10-A
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
 February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8148-58 S. Ingleside / 914-22 E. 82nd 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 27 dwelling units to be established in an RS-3 district.

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 February 19, 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 on this matter stated that they would like to establish 27 dwelling units at this location. There was a previous permit that was issued for 30 dwelling units. The testimony of the architect was that in his opinion he believed that the units were all original construction. The Board finds that with the design of the building that the number of units that would be consistent as original units would be 27. The Board will permit the appellant to establish no more than 27. Any units in excess of 27 must be de-converted. 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: Juan Vallardares

CAL NO.: 73-10-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 842 N. Harding

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed second story addition whose rear yard shall be zero instead of 35', to reduce the rear yard open space to zero instead of 255 square feet, the combined side yards shall be 1.9' on the north and zero on the south.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a second story addition whose rear yard shall be zero, to reduce the rear yard open space to zero, the combined side yards shall be 1.9' on the north and zero 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
BZC

CHAIRMAN

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

APPLICANT: Mohammed Zahir CAL NO.: 74-10-A
APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8648 S. Jeffrey Boulevard

NATURE OF REQUEST: Application for a Appeal from the decision of the office of Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow an expansion of a non-conforming gas station on a split zoning lot. The appellant wishes to add a mini-mart but the lot contains RS-2 parcel which does not allow retail. The appellant needs a zoning change.

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

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

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 February 19, 2010; and

WHEREAS, the district maps show that the premises is located in an B3-1 / RS-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 would like to expand an existing gas station by adding a mini-mart. Testimony was offered that gas station that is at this location was constructed in 1981 and at that time the zoning of the property was B-4. The appellant stated that the dimension of the lot have not changed and that the zoning has not changed. The Board finds that this property is situated on a split zoning lot. A portion of the existing gas station is zoned RS-2. The RS-2 zoning district does not allow retail sales. The Board will affirm the decision of the Zoning Administrator and the appeal is denied.

APPROVED AS TO SUBSTANCE

Signature of Chairman over the word CHAIRMAN

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

APPLICANT: By The Hand Club for Kids **CAL NO.:** 75-10 S

APPEARANCE FOR: Richard Baker **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 407-21 N. Laramie Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 1 9 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center; the testimony of the 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 community center, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Team A, Ltd., dated December 9, 2009.

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: By The Hand Club For Kids **CAL NO.:** 76-10-S

APPEARANCE FOR: Richard Baker **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 400-410 N. Leamington Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed off-site parking lot to serve a community center at 407-21 N. Laramie Avenue

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010; 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 parking lot to serve a community center at 407-21 N. Laramie Avenue; the testimony of the appraiser was that the use would not have a negative impact on the community and is also 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 off-site parking, provided it is constructed consistent with the layout and design represented on the site plan drawing prepared by Team A, Ltd., dated December 9, 2009; and provided that 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

B. J. C.

CHAIRMAN

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

APPLICANT: Hernando Soberanis

CAL NO.: 78-10-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4048 W. Nelson Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to de-convert from 3 dwelling units to 2 dwelling units, a proposed 2 story rear addition whose rear yard open space shall be 343 square feet instead of 450 square feet and to increase the area by not more than 10% or 699 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2 story rear addition whose rear yard open space shall be 343 square feet and to increase the area by not more than 10% or 699 square feet; the applicant shall also be permitted to de-convert the building from 3 dwelling units to two units; 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

Boc

CHAIRMAN

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

APPLICANT: Swanette Triem **CAL NO.:** 79-10-S
APPEARANCE FOR: David Wisniewski **MINUTES OF MEETING:**
February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1217 W. Chase Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of an off-site non- accessory parking lot to serve the residential building at 1201 W. Chase Avenue

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site non- accessory parking lot to serve the residential building at 1201 W. Chase Avenue; 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 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


 CHAIRMAN

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

APPLICANT: Fernando Florian **CAL NO.:** 80-10-A
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4340 N. Francisco

NATURE OF REQUEST: Application for a Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow 4 dwelling units to be established. The building was built in 1959 and only two lawful dwelling units could have been erected in an RS-3.

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 February 19, 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 mater stated that he would like to establish 4 dwelling units at this location. He stated that there have been 5 apartments at this location for many years. City records show that there have been multiple units in this building. The Board will permit the appellant to establish 4 dwelling units at this location. The appellant must de-convert the basement unit with a permit. The decision of the Zoning Administrator is reversed and the appeal is granted.

APPROVED AS TO SUBSTANCE

B J C
CHAIRMAN

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

APPLICANT: Fernando Florian

CAL NO.: 81-10-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4340 N. Francisco

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed two story open porch whose north side yard shall be zero instead of 2'.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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. 80-10-A. The appeal permitted the applicant to establish 4 dwelling units at this location. The applicant shall now be permitted to construct a two story open porch whose north side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Trust Co. Trust Number 1105886

CAL NO.: 82-10-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1535 W. Thomas 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 establishment of a 4 dwelling unit and 2 dwelling unit in a rear building on the same zoning lot.

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 February 19, 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 applicants property consists of two buildings containing dwelling units. The appellant submitted past permits as well as Department of Public Records (water records) that indicate that there are 4 dwelling units in the front building and 2 dwelling units in the rear building. The applicant shall be permitted to establish 4 dwelling units in the front building and 2 dwelling units in the rear building for a total of 6 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: Chicago Trust Co. Trust Number 1105886 **CAL NO.:** 83-10-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 February 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1535 W. Thomas Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed rear one story addition to the front building whose west yard shall be 0.18' instead of 2' and the combined yards shall be 2.8' instead of 4.8'.

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 DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

IE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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. 82-10-A which permitted the applicant to establish front 4 dwelling unit building and a rear 2 dwelling unit building. The applicant shall now be permitted to construct a one story addition to the front building whose west yard shall be 0.18' and the combined yards shall be 2.8'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BLC
 CHAIRMAN

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

APPLICANT: Buddies Food & Liquor, Inc. **CAL NO.:** 84-10-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1758 E. 79th Street

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

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30, 2010; 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 this is an existing liquor store; the applicant stated that he wishes to switch the license from an individuals name to the corporate name. An objector was present but failed to sign in on the appearance sheet. The objector stated that the store has been a problem in the neighborhood in the past. The Board will permit the applicant to establish a liquor store with packaged goods at this location; the testimony of the planner was that the use would not have a negative impact on the 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 has no objection to the proposed liquor store.

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

APPROVED AS TO SUBSTANCE

 B J C
CHAIRMAN

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

APPLICANT: AJD Restaurant Group, LLC

CAL NO.: 85-10-S

APPEARANCE FOR: Stacey Silver

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1501 N. Dayton

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish an outdoor roof patio to an existing restaurant/ bar.

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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 30 2010; 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 outdoor rooftop patio to an existing bar / restaurant; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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



CHAIRMAN

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

APPLICANT: A.S.P. Salon Limited

CAL NO.: 86-10-S

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1435 W. Fullerton Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE
B2C
CHAIRMAN

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

APPLICANT: Holy Nativity Romanian Orthodox Church

CAL NO.: 87-10-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5811 N. Mozart Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 506 seat religious facility, whose front yard shall be zero instead of 20'; the north side yard shall be 8.5'; the south side yard shall be 5.77' instead of a combined 35' (½ the height of the building) and the rear yard shall be 1'-3" instead of 37'-2'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

JUL 15 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 February 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 30, 2010 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 Board has previously approved this request in 2007. There have been no changes to the application since the initial approval; the Board will rely on the testimony from the 2007 case. The applicant shall be permitted to establish a 506 seat religious facility, whose front yard shall be zero; the north side yard shall be 8.5'; the south side yard shall be 5.77' and the rear yard shall be 1'-3" ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 608 W. Adams LLC
APPEARANCE FOR: Paul Kolpak
APPEARANCE AGAINST: None
PREMISES AFFECTED: 608 W. Adams Street

CAL NO.: 286-09-S

MINUTES OF MEETING:
 February 19, 2010

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-
 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 February 19, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public parking lot for 8 private passenger vehicles (outside the central area parking district). The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot, provided the applicant obtains aldermanic approval for the alley access to the lot, and provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Yulin Yang

CAL NO.: 317-09-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3929 N. Ashland

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

ACTION OF BOARD
CASE CONTINUED TO APRIL 16, 2010

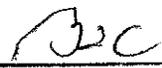
THE VOTE

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


CHAIRMAN

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

APPLICANT: Steve Manfreda

CAL NO.: 332-09-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1714 N. Nordica

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 an accessory building to be 18'-1" instead of 15'. The height limitation for an accessory building (garage) is 15'.

ACTION OF BOARD-

THE APPEAL IS DENIED. THE APPLICANT HAS 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	

APPROVED AS TO SUBSTANCE

B. J. C.
CHAIRMAN

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

APPLICANT: Steve Manfreda

CAL NO.: 333-09-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1714 N. Nordica

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

ACTION OF BOARD-

VARIATION DENIED. THE APPLICANT HAS 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	

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Thomas Plunkett

CAL NO.: 364-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2567 W. Montrose

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

ACTION OF BOARD

CASE CONTINUED TO MAY 21, 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

BJC
CHAIRMAN

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

APPLICANT: Thomas Plunkett

CAL NO.: 365-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2567 W. Montrose

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

ACTION OF BOARD

CASE CONTINUED TO MAY 21, 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: Devon Financial Services, Inc.

CAL NO.: 372-09 S

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

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 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

BBC

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:
February 19, 2010

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 MAY 21, 2010

THE VOTE

JUL 1 5 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


CHAIRMAN

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

APPLICANT: St. Claire Chijmorie

CAL NO.: 383-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

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 MAY 21, 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
B2C
CHAIRMAN

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

APPLICANT: Greg Fizesan

CAL NO.: 390-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 4949 W. Belle Plaine Avenue

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

ACTION OF BOARD

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

B2C

CHAIRMAN

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

APPLICANT: Joe Outdoor, LLC
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 58 E. Chicago Avenue

CAL NO.: 431-09-A

MINUTES OF MEETING:
February 19, 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 a 1,444 square foot off-premise advertising sign in a DX district. The sign square footage should not be more than 800 square feet and further because the sign is within 250' of a residential district. A sign exceeding 100 square feet is prohibited.

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 February 19, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that there has always been a sign at this location on the east sign of the building. The appellant also provide historical photos from the early 1970's that showed a sign at this location. The appellant argued that because the sign existed in the past, it should be permitted to continue to exist in its current state. The Board will permit the appellant to continue to maintain a 1,444 square foot off-premise advertising sign at this location. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Star Light Outdoor LLC

CAL NO.: 433-09-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1400 W. North Avenue

NATURE OF REQUEST: To permit the establishment of 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. The prior code counted one signs face but allowed a double face.

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 February 19, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Board finds the appellant erected the existing sign with a permit. At the time the permit was issued, a 674 square foot sign was allowed. Under the prior code the sign boards permitted were to be placed back to back and only counted as one sign. The appellant claims he should be allowed the square footage of both signs, about 674 square feet. The Board finds that the permit only allowed a sign of 364 square feet. The decision of the Zoning Administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Third Unitarian Church **CAL NO.:** 445-09-S

APPEARANCE FOR: Joe Schmidt **MINUTES OF MEETING:**
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 300 N. Mayfield

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

ACTION OF BOARD
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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot to serve the church at 301 N. Mayfield; the testimony of the planner was that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Third Unitarian Church

CAL NO.: 446-09-Z

APPEARANCE FOR: Joe Schmidt

MINUTES OF MEETING:
February 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 300 N. Mayfield

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

ACTION OF BOARD-
VARIATION GRANTED

JUL 15 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 2010 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted for this location in Cal. No.445-09-S; the applicant shall now be permitted to establish a parking lot whose front yard shall be 7' and the south side yard shall be 5' (on a reverse corner lot); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
B J C
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:
February 19, 2010

APPEARANCE AGAINST: None

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
APPLICATION APPROVED

JUL 15 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 negative impact on the surrounding community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Stress Free Day Spa Corp.

CAL NO.: 476-09-S

APPEARANCE FOR:

MINUTES OF MEETING:
February 19, 2010

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 to establish an acupuncture and massage establishment.

ACTION OF BOARD
CASE CONTINUED TO MAY 21, 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

BoE
CHAIRMAN

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

MINUTES OF MEETING

Date: February 19, 2010

Cal. No. 528-08-S

Kate Duncan, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a bank with a drive thru facility, on premises located at 6500-12 W. North Avenue/ 1600-16 N, Natchez. The special use was approved by the Zoning Board of Appeals on March 20, 2009 in Cal. No. 528-08-S.

Ms. Duncan stated the project has been delayed due to the current economic climate and internal changes with the applicant. An extension of time is requested because the special use granted by the Board will soon exceed the one-year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to April 21, 2011. The motion prevailed by yeas and nays as follows:

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

JUL 15 2010

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE



CHAIRMAN