APPLICATION: Area Wide 79th & Western LLC  CAL NO.: 01-10-S

APPEARANCE FOR: 

APPEARANCE AGAINST: 

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

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

ACTION OF BOARD
CASE CONTINUED TO JUNE 18, 2010

THE VOTE

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BRIAN L. CROWE
GIGI McCabe-Miele
DEMETRI Konstantelos
REVEREND Wilfredo DeJesus
JONATHAN Swain

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Page 52 of 56 MINUTES
APPLICANT: 720 W. Buckingham Inc.  
CAL NO.: 6-10-Z

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

APPEARANCE AGAINST: None

PREMISES AFFECTED: 720 W. Buckingham Place

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the reduction of 11 dwellings to 9* dwelling units whose west yard shall be zero instead of 4.3', the east side yard shall be 2'-10", the combined side yards shall be 2' -10', the rear yard shall be 3'-1" instead of 39.38' and the rear yard open space shall be 311* square feet.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the amount of dwelling units at his location to 9* and to reduce the west side yard to zero, the east side yard to 2'-10", the rear yard shall be 3'-1" and the rear yard open space shall be 311* square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

Page 53 of 56 MINUTES
APPLICANT: Calumet River Terminal Inc.  
APPEARANCE FOR: John Pikarski  
APPEARANCE AGAINST:  
PREMISES AFFECTED: 10740 S. Burley  

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

ACTION OF BOARD - THE APPLICANT HAS FAILED TO RECEIVE THE THREE AFFIRMATIVE VOTES THE APPEAL IS DENIED

THE VOTE

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Page 54 of 56 MINUTES
APPLICANT: 7634-36 N. Greenview, LLC

APPEARANCE FOR: 

APPEARANCE AGAINST: 

PREMISES AFFECTED: 7634-36 N. Greenview

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 8 dwelling units to be established. The Department Water record from 1947 states seven dwelling units.

ACTION OF BOARD
CASE CONTINUED TO MAY 20, 2010

THE VOTE

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCabe-Miele
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Asheli, LLC

APPEARANCE FOR: Mark Kupiec

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4527-31 W. Lawrence 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 a subdivision of an improved zoning lot. The lot contains a single family residence at the front and a car wash at the rear. The house and car wash are owned by two different parties.

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

THE VOTE

JUL 27 2010
CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI MCCABE-MIELE
DEMETRI KONSTANTIELOS
REVEREND WILFREDO
JONATHAN SWAIN

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 March 19, 2010; and

WHEREAS, the district maps show that the premises is located in an C2-2 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant purchased his portion of the zoning lot several years ago. He did not buy it from the current owner of the residential building which is located at the rear of the building. The Board finds the zoning lot was not divided by the appellant and he may maintain his property. A business license must be obtained in order to open the business.

APPROVED AS TO SUBSTANCE

CHAIRMAN

Page 56 of 56 MINUTES
APPLICATION: Marla B. Reid

APPEARANCE FOR: Same

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1049 E. 73rd 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 day care facility to be established without 3 required parking spaces.

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

THE VOTE

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CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

Page 1 of 56 MINUTES
APPLICANT: 1849 N. Hermitage LLC

APPEARANCE FOR: James J. Banks

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1849 N. Hermitage Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 10 dwelling unit building whose side yards shall be zero instead of 5.4'; the rear set back shall be 21.5 instead of 39.7'; rear yard open space shall be zero instead of 375 square feet and to increase the height to 51.7' instead of 47'.

ACTION OF BOARD: VARIATION GRANTED

THE VOTE

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 10 dwelling unit building whose side yards shall be zero, the rear set back shall be 21.56'; rear yard open space shall be zero and to increase the height to 51.7'; 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.
APPLICANT: 1527 W. Chestnut Inc. CAL NO.: 90-10-Z

APPEARANCE FOR:  

APPEARANCE AGAINST:  

PREMISES AFFECTED: 1527 W. Chestnut Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the addition of 1 dwelling unit to a 2 dwelling unit building whose front yard shall be 9' instead of 20', to make the combined side yards equal zero, to reduce the front yard for parking on a substandard lot along Chestnut to 5'2" instead of 20'.

ACTION OF BOARD-
CASE CONTINUED TO MAY 21, 2010

THE VOTE

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JUL 27 2010

CITY OF CHICAGO

ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Chairman
APPLICANT: Chicago Royal Spa, Inc.  
CAL NO.: 91-10-S  
APPEARANCE FOR: Richard Zulkey  
MINUTES OF MEETING: March 19, 2010  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 5340 N. Lincoln Avenue  

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

ACTION OF BOARD - APPLICATION APPROVED

THE VOTE

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 massage establishment and 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): The Department of Zoning and Land Use Planning recommends approval of the proposed massage establishment and nail salon.

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

APPEARANCE FOR: Barry Ash

APPEARANCE AGAINST: None

PREMISES AFFECTED: 472 W. Deming Place

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed one story rear addition and an enclosed rooftop stair case to a single family residence, whose combined yard shall be zero instead of 4', the front yard setback shall be 8.78' and a rear yard of zero. The applicant will also provide 1'-8" side yard at the northeast end of the property.*

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 rear addition and an enclosed rooftop stair case to a single family residence, whose combined yard shall be zero instead of 4', the front yard setback shall be 8.78' and a rear yard zero. The applicant will also provide 1'-8" side yard at the northeast end of the property* the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Page 5 of 56 MINUTES
APPLICANT: Zone Development, Inc.

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 2201-03 W. Farwell

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a subdivision of an improved zoning lot. The existing 2 story 2 dwelling unit building shall have a front yard of zero instead of 6', the side yards shall be 6.3', 2.3' on the south and 4' on the north.

ACTION OF BOARD-CASE CONTINUED TO MAY 21, 2010

THE VOTE

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Approved as to substance

Page 6 of 56 MINUTES
APPLICANT: Nick Ford & Callie Baird  
APPEARANCE FOR: Same  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 3614 N. Leavitt  

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed two story rear addition whose combined side yards shall be 3' (3' on the north and zero on the south) instead of 6'.  

ACTION OF BOARD- VARIATION GRANTED  

THE VOTE  

JUL 27 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS  

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 two story rear addition whose combined side yards shall be 3' (3' 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  

Page 7 of 56 MINUTES  

CHAIRMAN
APPLICANT: SCP Realty Fund-1 Ashland LLC

APPEARANCE FOR: Kate Duncan

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3544-56 N. Ashland / 1601-07 W. Addison Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 bank with a drive through facility; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed drive-through, provided construction is consistent with the layout and design as illustrated on the site plan prepared by GPD Associates, dated March 19, 2010, and the elevation drawings prepared by Gensler Design, dated October 27, 2010, and provided the final landscape plan is approved by the Department of Zoning and Land Use Planning.

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

APPROVED AS TO SUBSTANCE
APPLICATION FOR:

APPEARANCE FOR: 1100 Grand LLC

APPEARANCE AGAINST:

PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 7 story 42 dwelling unit building whose rear yard set back shall be 11'-11" instead of 30'.

ACTION OF BOARD
CASE CONTINUED TO JULY 16, 2010

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

Page 9 of 56 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Sam Haleem  CAL NO.: 97-10-A

APPEARANCE FOR: 

APPEARANCE AGAINST: 

PREMISES AFFECTED: 3725 W. 79th 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 three dwelling units to be established. The property was built around 1964. Only 2 dwelling units would have been allowed at the time of construction.

ACTION OF BOARD
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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APPROVED AS TO SUBSTANCE

Chairman

Page 10 of 56 MINUTES
APPLICANT: Harvest Christian Center Chicago

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 4020 N. Tripp Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed religious facility with 256 seats.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 16, 2010

THE VOTE

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APPROVED AS TO SUBSTANCE

Page 11 of 56 MINUTES
APPLICATION: Felipe Loya

APPEARANCE FOR: Same

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1957 W. Berwyn 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 four dwelling units to be established at a lot containing two buildings. Three dwelling units in the front building and one dwelling unit in the rear building. The applicant wishes to expand into the basement at the rear building. Department of Water records show 3 dwelling units in the front building and 1 dwelling unit in the rear building with nothing in the basement.

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

THE VOTE

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."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 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: There are two buildings located on the same zoning lot. The buildings were constructed prior to this code and prior to the 1957 code which prohibited two principal buildings on the same zoning lot. The Board finds that there are three dwelling units in the front building and one dwelling unit in the rear building. The appellant wishes to duplex down into the basement of the rear one dwelling unit building. The Board will permit the applicant to duplex the unit in the rear building. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision and to perform the work in the rear building.
APPLICATION:

Felipe Loya

CAL NO.: 100-10-Z

APPEARANCE FOR:

Same

MINUTES OF MEETING:

March 19, 2010

APPEARANCE AGAINST:

None

PREMISES AFFECTED:

1957 W. Berwyn Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the expansion into the basement of the rear one dwelling unit building and a 3 story porch for the front building. The porch enclosure requires a variation to allow 452 square feet and to reduce the combined side yards to 2.90' with a zero west side yard.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

BRIAN L. CROWE
GI GI Mccabe-Miele
DEMETRI KONSTANTELOS
REVEREND WILFREDO DE JESUS
JONATHAN SWAIN

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 in Cal. No. 99-10-A. The appeal granted the applicant to expand the rear 1 dwelling unit in the basement and established four dwelling units on this property. There are 3 dwelling units in the front building and 1 dwelling unit at the rear of the property; the applicant shall now be permitted to enter into the basement of the rear one dwelling unit building and construct a 3 story porch for the front building. The porch enclosure requires a variation to allow 452 square feet and to reduce the combined side yards to 2.90' with a zero west side yard which is hereby granted with this variation; 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

Page 13 of 56 MINUTES

CHAIRMAN
APPLICANT: Chicago Board of Education

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 820 W. Marquette Road

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 the Chicago public school at 838 W. Marquette Road.

ACTION OF BOARD-
APPLICATION APPROVED

THE RESOLUTION:
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 the Chicago public school at 838 W. Marquette Road; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed off-site parking, provided it is constructed consistent with the layout and design represented on the site plan and landscape drawings prepared DeStefano Partners, dated March 19, 2010.

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

APPROVED AS TO SUBSTANCE
APPLICANT: Chicago Board of Education  
CAL NO.: 102-10-Z

APPEARANCE FOR: Scott Borstein  
MINUTES OF MEETING: March 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 820 W. Marquette Road

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of an off-site parking lot whose front yard set back shall be 7' instead of 20', the combined side yards shall be 8' (zero on the east and 8' on the west).

ACTION OF BOARD-VARIATION GRANTED

THE VOTE

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JUL 27, 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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; a special use was granted for this location in Cal. No. 101-10-S; the applicant shall be permitted to establish a an off-site parking lot whose front yard set back shall be 7', the combined side yards shall be 8' (zero on the east and 8' on the west); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Page 15 of 56 MINUTES
APPLICANT: Marquette Bank Corp.
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6155 S. Pulaski

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 drive-thru facility for an existing bank. 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 drive-through facility.

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

APPROVED AS TO SUBSTANCE

Page 16 of 56 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Richard Meade

APPEARANCE FOR: Same

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1144 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed covered porch for an existing single family residence whose front yard shall be 13.90' instead of 14.9

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 covered porch for an existing single family residence whose front yard shall be 13.90'; 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

Page 17 of 56 MINUTES
APPLICANT: Jorge Claro

CAL NO.: 105-10-A

APPEARANCE FOR: 

APPEARANCE AGAINST:

PREMISES AFFECTED: 5536 S. Nagle Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the establishment of 2 dwelling units. The city has a 1978 permit which states the building is a single family residence and addition. The applicant claims the deconversion did not occur.

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

THE VOTE

JUL 27, 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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APPROVED AS TO SUBSTANCE

 Page 18 of 56 MINUTES
APPLICANT: Freddy Vigil

APPEARANCE FOR: 

APPEARANCE AGAINST: 

PREMISES AFFECTED: 4146-50 W. Division Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed Class IV recycling facility.

ACTION OF BOARD-
CASE CONTINUED TO MAY 21, 2010

THE VOTE

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ACTIONS

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Page 19 of 56 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Outdoor Impact, Inc.  CAL NO.: 107-10-A

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 1959 W. Chicago 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 establishment of a 16' x 22' off-premise sign (35% square feet). The sign is not permitted today to be more than 100 square feet because it is located within 250' of a residential district. This case was previously heard in October of 2009 and failed to receive 3 affirmative votes.

ACTION OF BOARD:
CASE CONTINUED TO APRIL 16, 2010

THE VOTE

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JONATHAN SWAIN

JUL 9 7 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Marianne O'Riordan & Sahart Sampin

CAL NO.: 108-10-A

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 5146 N. Lovejoy 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 a driveway to be accessed from the front of the property were an alley exist.

ACTION OF BOARD
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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JUL 9 7 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Page 21 of 56 MINUTES
APPLICANT: Marianne O'Riordan  
CAL NO.: 109-10-Z  

MINUTES OF MEETING:  
March 19, 2010  

APPEARANCE AGAINST:  

PREMISES AFFECTED: 5146 N. Lovejoy Avenue  

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of parking in the front yard. The front yard shall be zero instead of 20' and to reduce the south side yard to zero instead of 2.4'.  

ACTION OF BOARD- WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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APPROVED AS TO SUBSTANCE

[Signature]  
CHAIRMAN

Page 22 of 56 MINUTES
APPLICANT: Penson Temple Church of God in Christ CAL NO.: 110-10-S

APPEARANCE FOR: Steve Friedland

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8608 S. Summit Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a religious assembly (church) facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 religious assembly (church) facility. The testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed religious facility. The Department notes that there has been a church at this location for more than 30 years, including the current owner which has been here for 7 years.

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

APPROVED AS TO SUBSTANCE

Page 23 of 56 MINUTES
APPLICANT: Montford Point Marine Association

APPEARANCE FOR: Mariah DiGrino

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7016-60 S. Vincennes Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed off-site accessory parking lot to serve the banquet facility at 7011-19 S. Vincennes Avenue.

ACTION OF BOARD - APPLICATION APPROVED

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 accessory parking lot to serve the banquet facility at 7011-19 S. Vincennes Avenue; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

APPEARANCE FOR: Lewis Powell

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4711 S. Greenwood

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard to zero instead of 30.3' for a masonry and iron fence and to establish an enclosed rear porch whose north side yard shall be zero instead of 3.92'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 27 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 reduce the rear yard to zero for a masonry and iron fence and to establish an enclosed rear 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
APPLICATION: United States Cellular Operating Company of Chicago, LLC

APPEARANCE FOR: Lawrence Lusk

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11900 S. Doty Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of a monopole cellular tower from 70' to 90'.

ACTION OF BOARD: APPLICATION APPROVED

THE VOTE

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 expand an existing monopole cellular tower from 70' to 90'; 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 height increase, from 70 feet to 90 feet, for this monopole.

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: Courtland Hickey  CAL NO.: 114-10-Z

APPEARANCE FOR: Dean Maragos  MINUTES OF MEETING: March 19, 2010

APPEARANCE AGAINST: Thomas Ramsdell

PREMISES AFFECTED: 1122 W. Fullerton

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 3 dwelling unit and commercial space building whose front yard shall be zero instead of 7.5' a east side yard of zero instead of 2.0' and a west side yard of 2.0' instead of a total combined side yard of 5'.

ACTION OF BOARD- VARIATION GRANTED IN PART, DENIED IN PART

THE VOTE

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 wishes to reduce the front yard of a proposed commercial and residential building. The property is located between two buildings. One building is a three dwelling unit building with an apparent 15' front yard. The building to the east is a mixed use building with a commercial unit on the first floor. This building has no front yard and is built to the property line. The zoning district, B1-2 which requires a 7.5' front yard. This is required because it is abutting an RT-4 zoning district, which requires a 15' front yard. The proposed building will contain three dwelling units and one commercial unit. Most of the buildings to the west are residential and have a variety of front yard setbacks. The buildings to the east have no front yards or yards that are less than 15'. The applicant stated he needed the zero front yard because it was necessary for the business that would be located in the commercial unit. His current business is to the east of the subject site and that building has no front yard. There is a restrictive covenant between the owner and the Wrightwood Neighbors Association to return the parcel to an RT-4 zoning designation after the building is constructed and a business license is issued. The applicant stated that if the front yard relief was not granted the building would not be constructed. There were several objectors present and they believed the front yard reduction would not be in character with the residences to the west of the parcel. They stated that the 5 buildings to the west all have front yards. Two buildings to the east have a zero front yard setback. The Board agrees and finds that the majority of the block face have front yards. The Board finds that the applicant requested the variation upon the exclusive desire to make more money out of the property. The Board denies the front yard reduction but will grant the side yard request of zero at the east yard and two feet at the west yard with the combined side yards of two feet;

Page 27 of 56 MINUTES

APPROVED AS TO SUBSTANCE

[Signature]
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.

JUL. 27 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Theater Wit

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1227-31 W. Melrose

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of an off-site accessory parking lot to serve as required parking for a theater at 1229 W. Belmont

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 27 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 March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 accessory parking lot to serve as required parking for a theater at 1229 W. Belmont; 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 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
APPLICATION: Gerrardo Izaguirre

APPEARANCE FOR: John Pikarski

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2754-56 S. Pulaski Road

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

ACTION OF BOARD: APPLICATION APPROVED

THE VOTE

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

APPROVED AS TO SUBSTANCE
APPLICANT: Gerrardo Izaguirre

APPEARANCE FOR: John Pikarski

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2754-56 S. Pulaski Road

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed one story addition whose north yard shall be 2' instead of 4.23.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago SunTimes on March 1, 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; a special use was granted for this location in Cal. No. 116-10-S and an appeal in Cal. No. 118-10-A; the applicant shall now be permitted to construct a one story addition whose north yard shall be 2'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Page 31 of 56 MINUTES
APPLICANT: Gerrado Izaguirre  

APPEARANCE FOR: John Pikarski  

APPEARANCE AGAINST: None  

PREMISES AFFECTED: 2754-56 S. Pulaski Road  

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 three dwelling units and one commercial use to be established in a B3-2 district with out required parking. The most recent permit shows only a tire shop addition.  

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

THE VOTE  

JUL 27 2010  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS  

BRIAN L. CROWE  
GIgi McCabe-Miele  
DEMETRI KONSTANTELOS  
REVEREND WIFREDO DEJESUS  
JONATHAN SWAIN  

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 March 19, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: There are two building located on this zoning lot. The building to the south contains a motor vehicle repair shop and it was constructed with a building permit. The building located to north was constructed at least 50 years ago. The Board finds that the building contains one commercial unit on the first floor. There are two non-conforming dwelling units located on the second floor. 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  

Page 32 of 56 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Natalia's Hair Salon
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6036 S. Pulaski Road

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

ACTION OF BOARD:
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Page 33 of 56 MINUTES
APPLICANT: Dear Sublime LLC

APPEARANCE FOR: James J. Banks

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1704 W. Chicago Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 27 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE NEGATIVE ABSENT
X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Page 34 of 56 MINUTES
APPLICANT: Gomez Recycling Inc.  CAL NO.: 121-10-S

APPEARANCE FOR: James J. Banks

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4600 W. Chicago Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCabe-Miele
DEMETRI Konstantelos
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

THE RESOLUTION:
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 Class IV recycling facility; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the 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 Class IV-A recycling facility.

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

APPROVED AS TO SUBSTANCE

Page 35 of 56 MINUTES
APPLICANT: Irving Sacramento Inc. c/o Michael Matuschka  CAL NO.: 121-10-S

APPEARANCE FOR: Richard Kruse

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3000-04 W. Irving Park Road

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a tavern with an outdoor patio.

ACTION OF BOARD-APPLICATION APPROVED

THE VOTE

JUL 2 7 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-01078 and by publication in the Chicago Sun-Times on March 1, 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 tavern with an outdoor patio; the testimony of the appraiser 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 recommends approval of the proposed tavern and outdoor patio.

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

APPROVED AS TO SUBSTANCE

Page 36 of 56 MINUTES

CHAIRMAN
APPLICANT: Irving Sacramento Inc. c/o Michael Matuschka  CAL NO.: 121-10-S

APPEARANCE FOR: Richard Kruse

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3000-04 W. Irving Park Road

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a tavern with an outdoor patio.

ACTION OF BOARD:
APPLICATION APPROVED

THE VOTE

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 tavern with an outdoor patio; the testimony of the appraiser 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 recommends approval of the proposed tavern and outdoor patio.

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

APPROVED AS TO SUBSTANCE

Page 36 of 56 MINUTES
APPLICANT: 75th Street Entertainment inc.  

APPEARANCE FOR: James J. Banks  

APPEARANCE AGAINST: None  

PREMISES AFFECTED: 1530 E. 75th Street  

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

ACTION OF BOARD - VARIATION GRANTED  

THE VOTE  

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

THE RESOLUTION:  

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 public place of amusement license to be located within 125' of a residential zoning district; 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  

Page 37 of 56 MINUTES
APPLICANT: McDonald's Corporation
APPEARANCE FOR:
APPEARANCE AGAINST:
PREMISES AFFECTED: 1380 W. Lake Street
NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed fast food restaurant with a drive-thru facility.
ACTION OF BOARD-
CASE CONTINUED TO MAY 21, 2010

THE VOTE

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JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Page 38 of 56 MINUTES
APPLICANT: KVBN, Inc.

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 2800 W. North Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of an increase in height, of an existing building, from 63'-2" to 67'-9" for a building which is 6 stories high and contains 20 dwelling units.

ACTION OF BOARD-
CASE CONTINUED TO MAY 21, 2010

THE VOTE

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JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Page 39 of 56 MINUTES
APPLICANT: Tan Quoc Tran

APPEARANCE FOR: Same

APPEARANCE AGAINST: Ninh Ma

PREMISES AFFECTED: 7122 S. Ashland Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 27 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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 objector in this matter stated that the applicant is an ex-employee of his. His opposed to the establishment of another salon in the vicinity because he feels that it would negatively impact his business. The Board will permit the applicant to establish a nail salon at this location; the testimony of the appraiser was that the use met all of the criteria to grant the special use and would not have a negative impact on surrounding properties 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 nail salon.

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

APPROVED AS TO SUBSTANCE
APPLICANT: Krol Body Art inc. CAL NO.: 127-10-S

APPEARANCE FOR: Mark Kupiec

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5635 W. Belmont

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

ACTION OF BOARD: APPLICATION APPROVED

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 tattoo and piercing shop; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of the Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the 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 tattoo and piercing shop.

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

APPROVED AS TO SUBSTANCE /J.C.
CHAIRMAN
APPLICANT: Elise and Norman Moy

APPEARANCE FOR: Mark Kupiec

APPEARANCE AGAINST:

PREMISES AFFECTED: 2801 S. Eleanor Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed breezeway which will be accessed from the street because alley access is blocked by a utility pole and guy wire.

ACTION OF BOARD
VARIATION DENIED. THE APPLICANT HAS FAILED TO RECEIVE THREE AFFIRMATIVE VOTES.

THE VOTE

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JUL 27 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

Page 42 of 56 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jack Rechel
CAL NO.: 129-10-S

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 2417 S. Rockwell Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed class IV recycling facility.

ACTION OF BOARD:
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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CITY OF CHICAGO ZONING BOARD OF APPEALS

JUL 27 2010

CHAIRMAN

APPROVED AS TO SUBSTANCE

Page 43 of 56 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Condominium Association

CAL NO.: 130-10-Z

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4201-03 N. Lawndale

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of 3 story front balconies whose front yard shall be 7.9' instead of 20' and the south side yard shall be 1' instead of 3.91'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

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THE RESOLUTION:
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 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 3 story front balconies whose front yard shall be 7.9' and the south side yard shall be 1' for an existing building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Page 44 of 56 MINUTES
APPLICANT: Hillary & David Bockniak

CAL NO.: 131-10-Z

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 2046 N. Kenmore

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3rd floor addition (689 square feet) which will include an increase of 15% of the area that existed prior to the passage of this ordinance, and the north side yard shall be zero instead of 2', the south side yard shall be 2.78' with combined

ACTION OF BOARD-CASE CONTINUED TO MAY 21, 2010

THE VOTE

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JUL 27 2010

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Approved as to substance:

Chairman
APPLICANT: Near North Montessori School  
CAL NO.: 132-10-Z

APPEARANCE FOR: Terry Diamond  
MINUTES OF MEETING: March 19, 2010

APPEARANCE AGAINST: Thomas Moore

PREMISES AFFECTED: 1434-44 W. Division Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 2 and 3 story gymnasium addition whose rear yard shall be 10' + instead of 50', to increase the floor area to 16,416 square feet and to eliminate one required loading berth.

ACTION OF BOARD-APPLICATION APPROVED

THE VOTE

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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 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 objector in this matter has reached an agreement with the applicant which resulted in an amendment to the rear yard relief that was originally requested. The applicant shall now be permitted to construct a 2 and 3 story gymnasium addition whose rear yard shall be 10' + instead of 50', to increase the floor area to 16,416 square feet and to eliminate one required loading berth. The applicant stated that the addition is needed due to the increase of students at the school and the lack of space in the existing building; 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;

* Amended at hearing

APPROVED AS TO SUBSTANCE

Page 46 of 56 MINUTES
APPLICANT: Marcos Ayala  

APPEARANCE FOR:  

APPEARANCE AGAINST:  

PREMISES AFFECTED: 808 S. Bell Avenue  

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

ACTION OF BOARD  
CASE CONTINUED TO MAY 21, 2010  

THE VOTE  

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Page 47 of 56 MINUTES
APPLICATION: North Shore Outdoor, LLC
APPEARANCE FOR: James J. Banks
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2187 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 the applicant to establish an off-premise sign containing 800 square feet. Under C2-2 the district would allow only 250 square feet and further would not allow the sign to cover more than 33% of the wall. The applicant claims the sign is non-conforming.

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

THE VOTE

JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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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 March 19, 2010; and

WHEREAS, the district maps show that the premises is located in an C2-2 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 sign has been lawfully established prior to the adoption of this code in 2004. The sign shall not contain more than 800 square feet and shall not be enlarged. A sign permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

Page 48 of 56 MINUTES
APPLICANT: Andrew Collis

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 5408 W. Berteau

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

ACTION OF BOARD
CASE CONTINUED TO MAY 21, 2010

THE VOTE

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JONATHAN SWAIN

Page 49 of 56 MINUTES
APPLICANT: Feejill Builders Inc.

PREMISES AFFECTED: 927-29 W. Montana

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 18, 2010

THE VOTE

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JUL 27 2010
CITY OF CHICAGO
ZONING BOARD OF APPEALS
APPLICATION: Feejill Builders Inc.

CAL NO.: 492-09-Z

MINUTES OF MEETING:
December 18, 2009

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 927-29 W. Montana

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

ACTION OF BOARD
CASE CONTINUED TO JUNE 18, 2010

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CITY OF CHICAGO
ZONING BOARD OF APPEALS

JUL 27 2010