

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

**APPLICANT:** Area Wide 79th & Western LLC

**CAL NO.:** 01-10-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

January 15, 2009

**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**

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		
X		

APPROVED AS TO SUBSTANCE

Bac

CHAIRMAN

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

**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**

**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		
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, 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

**APPROVED AS TO SUBSTANCE**

*BDC*

**CHAIRMAN**

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

APPLICANT: Calumet River Terminal Inc. CAL NO.: 15-10-A

APPEARANCE FOR: John Pikarski MINUTES OF MEETING:  
March 19, 2010

APPEARANCE AGAINST:

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 is for 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**

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		
		X

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: 7634-36 N. Greenview, LLC

CAL NO.: 18-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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 dwellings 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

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: Asheli, LLC

CAL NO.: 39-10-A

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:  
March 19, 2010

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 carwash 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 KONSTANTELOS  
REVEREND WILFREDO  
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

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

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

*B2C*

CHAIRMAN

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

**APPLICANT:** Marla B. Reid **CAL NO.:** 88-10-A  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None March 19, 2010  
**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**

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		
		X

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** 1849 N. Hermitage LLC

**CAL NO.:** 89-10-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
March 19, 2010

**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**

JUN 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		
		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 17-13-0107A 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.

**APPROVED AS TO SUBSTANCE**

*B2 C*  
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CHAIRMAN

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

APPLICANT: 1527 W. Chestnut Inc.

CAL NO.: 90-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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 2'-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

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		
		X

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**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**

**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		
		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 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;

**APPROVED AS TO SUBSTANCE**

*B. J. G.*

**CHAIRMAN**



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

APPLICANT: Zone Development, Inc.

CAL NO.: 93-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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

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		
		X

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** Nick Ford & Callie Baird **CAL NO.:** 94-10-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
March 19, 2010  
**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**

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 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**

*B2C*

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** SCP Realty Fund-1 Ashland LLC **CAL NO.:** 95-10-S  
**APPEARANCE FOR:** Kate Duncan **MINUTES OF MEETING:**  
 March 19, 2010  
**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

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 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

*B2C*

CHAIRMAN

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

**APPLICANT:** 1100 Grand LLC

**CAL NO.:** 96-10-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

March 19, 2010

**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**

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		
		X

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

**APPLICANT:** Sam Haleem

**CAL NO.:** 97-10-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

March 19, 2010

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3725 W. 79<sup>th</sup> 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

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:** Harvest Christian Center Chicago **CAL NO.:** 98-10-S

**APPEARANCE FOR:** **MINUTES OF MEETING:**

March 19, 2010

**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**

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		
		X

**APPROVED AS TO SUBSTANCE**

B2C  
CHAIRMAN

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

**APPLICANT:** Felipe Loya **CAL NO.:** 99-10-A

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None March 19, 2010

**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 containir two buildings. Three dwelling units in the front building and one dwelling unit in the rear building. The applicant wi expand into the basement at the rear building. Department of Water record show 3 dwelling units in the front buildin 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**

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		
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 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 appellat wishes to duplex down into the basement of the rear one dwelling unit building. The Board will permit the appellat 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.

**APPROVED AS TO SUBSTANCE**

*BDC*  
 CHAIRMAN

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

**APPLICANT:** 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. 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**

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		
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 17-13-0107A 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 the expand 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

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 101-10-S  
**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 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 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		
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 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**

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

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

**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**

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		
X		

**THE RESOLUTION:**

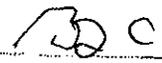
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2010 and

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**

  
 CHAIRMAN

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

**APPLICANT:** Marquette Bank Corp. **CAL NO.:** 103-10-S  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
 March 19, 2010  
**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

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 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**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Richard Meade **CAL NO.:** 104-10-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
March 19, 2010  
**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

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 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

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

APPLICANT:

Jorge Claro

CAL NO.: 105-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

*Bac*

CHAIRMAN

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

APPLICANT: Freddy Vigil

CAL NO.: 106-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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

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		
X		

APPROVED AS TO SUBSTANCE

*BBC*

CHAIRMAN

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

APPLICANT: Outdoor Impact, Inc.

CAL NO.: 107-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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 ( 352 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

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		
X		

APPROVED AS TO SUBSTANCE  
*BJC*  
CHAIRMAN

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

APPLICANT: Marianne O'Riordan & Sahart Sampim

CAL NO.: 108-10-A

APPEARANCE FOR:

MINUTES OF MEETING:  
March 19, 2010

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 where an alley exist.

**ACTION OF BOARD**

WITHDRAWN ON MOTION OF THE APPLICANT

**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		
X		

APPROVED AS TO SUBSTANCE

*B2C*  
CHAIRMAN

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

APPLICANT:

Marianne O'Riordan

CAL NO.: 109-10-Z

APPEARANCE FOR:

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

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		
X		

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** Penson Temple Church of God in Christ      **CAL NO.:** 110-10-S  
**APPEARANCE FOR:** Steve Friedland      **MINUTES OF MEETING:**  
 March 19, 2010  
**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**

    JUN 9 7 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 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**

*BJC*

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

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

**APPLICANT:** Montford Point Marine Association **CAL NO.:** 111-10-S  
**APPEARANCE FOR:** Mariah DiGrino **MINUTES OF MEETING:**  
 March 19, 2010  
**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**

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		
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 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**

*[Signature]*  
 CHAIRMAN

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

APPLICANT: Theresa Dishman

CAL NO.: 112-10-Z

APPEARANCE FOR: Lewis Powell

MINUTES OF MEETING:  
March 19, 2010

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

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 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

*B. C.*

CHAIRMAN

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

**APPLICANT:** United States Cellular Operating Company of Chicago, LLC **CAL NO.:** 113-10-S  
**APPEARANCE FOR:** Lawrence Lusk **MINUTES OF MEETING:** March 19, 2010  
**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

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 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

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 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 set backs. 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 necessity 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;

*BJC*

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

**CAL NO.: 114-10-Z**

**MINUTES OF MEETING:  
March 19, 2010**

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.

JUN 27 2010

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**APPROVED AS TO SUBSTANCE**

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



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

**APPLICANT:** Gerrardo Izaguirre **CAL NO.:** 116-10-S  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
 March 19, 2010  
**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**

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		
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 residential use below the second floor; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Gerrardo Izaguirre **CAL NO.:** 117-10-Z

**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
March 19, 2010

**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**

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		
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 17-13-0107A 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. 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**

BZC

CHAIRMAN

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

**APPLICANT:** Gerrado Izaguirre **CAL NO.:** 118-10-A  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
 March 19, 2010  
**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 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 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**  
  
 ..AIRMAN

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

**APPLICANT:** Natalia's Hair Salon **CAL NO.:** 119-10-S  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
March 19, 2010  
**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**

MAR 19 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 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**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Dear Sublime LLC **CAL NO.:** 120-10-S

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

**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  
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 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**

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

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

**APPLICANT:** Gomez Recycling Inc.

**CAL NO.:** 121-10-S

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
March 19, 2010

**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

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 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**

\_\_\_\_\_  
B2C  
CHAIRMAN





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

APPLICANT: 75th Street Entertainment inc.

CAL NO.: 123-10-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:

March 19, 2010

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

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		
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 public place c 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

  
CHAIRMAN

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

**APPLICANT:** McDonald's Corporation

**CAL NO.:** 124-10-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

March 19, 2010

**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**

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		
X		

**APPROVED AS TO SUBSTANCE**

*Bjc*  
CHAIRMAN

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

**APPLICANT:** KVBN, Inc.

**CAL NO.:** 125-10-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

March 19, 2010

**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**

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		
X		

**APPROVED AS TO SUBSTANCE**

                    B C                      
CHAIRMAN



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

**APPLICANT:** Krol Body Art inc. **CAL NO.:** 127-10-S

**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
March 19, 2010

**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 piecing shop.

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

APR 7 2010  
 JUL 27 2010  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS  
 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		

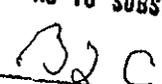
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 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 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  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Elise and Norman Moy

**CAL NO.:** 128-10-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**

March 19, 2010

**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**

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	
	X	

**APPROVED AS TO SUBSTANCE**

B2C  
**CHAIRMAN**

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

APPLICANT: Jack Rechel

CAL NO.: 129-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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

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		
X		

APPROVED AS TO SUBSTANCE

*BCC*

CHAIRMAN

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

**APPLICANT:** Lawndale Condominium Association **CAL NO.:** 130-10-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
 March 19, 2010  
**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**

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		
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 17-13-0107A 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**

*B2C*  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: Hillary & David Bockniak

CAL NO.: 131-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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

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		
X		

APPROVED AS TO SUBSTANCE

*BDC*

CHAIRMAN

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

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

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		
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 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;

APPROVED AS TO SUBSTANCE

*Bdc*  
CHAIRMAN

\* Amended at hearing

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

APPLICANT:

Marcos Ayala

CAL NO.: 477-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

March 19, 2010

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

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		
X		

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

**APPLICANT:** North Shore Outdoor, LLC **CAL NO.:** 486-09-A  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
March 19, 2010  
**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 contain: 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

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 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**  
*BJC*  
**CHAIRMAN**

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

**APPLICANT:** Andrew Collis

**CAL NO.:** 488-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

March 19, 2010

**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**

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		
X		

**APPROVED AS TO SUBSTANCE**

*B2c*  
**CHAIRMAN**

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

APPLICANT: Feejill Builders Inc.

CAL NO.: 491-09-A

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 927-29 W. Montana

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

ACTION OF BOARD-  
CASE CONTINUED TO JUNE 18, 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

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: Feejill Builders Inc.

CAL NO.: 492-09-Z

APPEARANCE FOR:

MINUTES OF MEETING:

December 18, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 927-29 W. Montana

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

ACTION OF BOARD

CASE CONTINUED TO JUNE 18, 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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

B. C.  
CHAIRMAN