

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

APPLICANT: Campus Condominiums, LLC **CAL NO.:** 98-08-S

APPEARANCE FOR: Kate Duncan **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 100 S. Sangamon Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 8 dwelling unit building with residential use below the 2nd floor in a DX-3 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4 story 8 dwelling unit building with residential use below the second floor. The testimony of the appraiser was that this use would be compatible with the surrounding community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed ground-floor, residential use provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings November 5, 2007, prepared by Michael J. Leary Architect, and provided the final landscape plan is approved by the Department of Planning and Development.

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: Campus Condominiums, LLC **CAL NO.:** 99-08-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 100 S. Sangamon Street
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DX-3 Downtown Mixed-Use District, a proposed 4-story 8 dwelling unit building whose rear yard, at the first residential level, shall be zero instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

**APR 21 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4-story 8 dwelling unit building whose rear yard, at the first residential level, 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

BDC
CHAIRMAN

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

APPLICANT: Campus Condominiums, LLC

CAL NO.: 100-08-S

APPEARANCE FOR: Kate Duncan

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 106 S. Sangamon Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 8 dwelling unit building with residential use below the 2nd floor in a DX-3 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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:

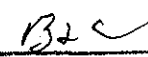
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 4-story 8 dwelling unit building with residential use below the 2nd floor. The testimony of the appraiser was that this use would be compatible with the surrounding community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed ground-floor, residential use provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings November 5, 2007, prepared by Michael J. Leary Architect, and provided the final landscape plan is approved by the Department of Planning and Development.

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: Campus Condominiums, LLC

CAL NO.: 101-08-Z

APPEARANCE FOR: Kate Duncan

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 106 S. Sangamon Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DX-3 Downtown Mixed-Use District, a proposed 4-story 8 dwelling unit building whose rear yard, at the first residential level, shall be zero instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall establish a 4-story 8 dwelling unit building whose rear yard, at the first residential level, 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

B2C

CHAIRMAN

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

APPLICANT: Campus Condominiums, LLC

CAL NO.: 102-08-S

APPEARANCE FOR: Kate Duncan

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 110 S. Sangamon Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 3 dwelling unit building with residential use below the 2nd floor in a DX-3 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4-story 3 dwelling unit building with residential use below the 2nd floor. The testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed ground-floor, residential use provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings March 13, 2008, prepared by Michael J. Leary Architect, and provided the final landscape plan is approved by the Department of Planning and Development.

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: Campus Condominiums, LLC **CAL NO.:** 103-08-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 28, 2008
PREMISES AFFECTED: 110 S. Sangamon Street
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DX-3 Downtown Mixed-Use District, a proposed 4-story 3 dwelling unit building whose rear yard, at the first residential level, shall be zero instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4-story 3 dwelling unit building whose rear yard, at the first residential level, 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

BLC
 CHAIRMAN

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

APPLICANT: Myles Best **CAL NO.:** 104-08-Z

APPEARANCE FOR: Same **MAP NO.:** 18-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 7111 S. Normal Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the expansion of living space into the basement for a 6 dwelling unit building to reduce the combined side yards to zero each instead of a combined 4' and to eliminate the rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand living space into the basement for a 6 dwelling unit building and shall be permitted to reduce the combined side yards to zero each and to eliminate the rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Royal Property Developers III **CAL NO.:** 105-08-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 28-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 11613-15 S. Vincennes Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The remaining single family residence shall have a north side yard of zero instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot. The remaining single family residence at 11615 S. Vincennes shall have a north side yard of 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

BJC
 CHAIRMAN

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

APPLICANT: John and Wendy Lee

CAL NO.: 106-08-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 6-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 262-66 W. 23rd Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, the expansion of a non-conforming building on a lot containing 2 buildings. The single family residence shall have a rear yard 6.33' instead of 14.5', the side yards shall be 3' each instead of 7.51' in order to enclose a rear porch.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; there are two buildings on one lot. The building th the East shall have a rear yard of 6.33', the side yards shall be 3' in order to enclose a rear porch. The applicant shall be permitted to expand a non-conforming 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

BJC
CHAIRMAN

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

APPLICANT: John and Wendy Lee

CAL NO.: 107-08-A

APPEARANCE FOR: Thomas Moore

MAP NO.: 6-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 262-66 W. 23rd Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of 1 dwelling on a lot which contains two buildings. The current single family residence was built in 1978 in an RM-5.5 Residential Multi-Unit District. Section 17-1-1300 states no more than one principal detached residential building may be located on a zoning lot and a principal detached residential building may not be located on a zoning lot that contains any other building.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

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

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 28, 2008; and

WHEREAS, the district maps show that the premises is located in an RM-5.5 Residential Multi-Unit 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 residential buildings on one zoning lot. The single family residence at 266 W. 23rd street shall be allowed to enclose its rear open porches. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: 2124 W. Shakespeare LLC

CAL NO.: 108-08-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 2125 W. Webster Avenue/2124 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 3 dwelling unit building whose mid point between 2 streets shall be zero instead of 22', the side yards shall be zero each instead of 4.8' and to reduce the east front yard to zero instead of 15'.

ACTION OF BOARD--
CASE CONTINUED TO MAY 16, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Sherrice D. Kincaid and Crystal A. Williams CAL NO.: 109-08-S

APPEARANCE FOR: MAP NO.: 1-L

APPEARANCES AGAINST: MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 5408 W. Madison Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Andre P. Anthony Barber Salon, P. C. **CAL NO.:** 110-08-S
APPEARANCE FOR: John McCulloh **MAP NO.:** 10-E
APPEARANCES AGAINST: Same **MINUTES OF MEETING:**
 March 28, 2008
PREMISES AFFECTED: 3951 S. Dr. Martin Luther King Drive
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop. The testimony of the appraiser was that the use would not have a negative impact on the neighborhood and is compatible with the surrounding community; 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 Planning and Development recommends approval of the proposed barber shop.

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Larry Young

CAL NO.: 111-08-S

APPEARANCE FOR:

MAP NO.: 18-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 1642 W. 79th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor in a B3-1 Community Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2c
CHAIRMAN

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

APPLICANT: Juan Mendez CAL NO.: 112-08-A
APPEARANCE FOR: Mark Kupiec MAP NO.: 7-L
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 2501 N. Lotus Avenue March 28, 2008

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the substitution of 1 dwelling unit for a former commercial space in an RS-3 Residential Single-Unit (Detached House) District. There will be a total of 2 dwelling units at this location.

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

THE VOTE

APR 21 2008

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 28, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that he wishes to substitute the former commercial use with a residential use. The Appellant stated that if he is not able to establish an additional dwelling unit, the existing unit would be too large to rent or sell as one unit. The Appellant will be permitted to establish a dwelling unit in the former commercial space. The total number of dwelling units at this location shall be 2. A permit shall be obtained to memorialize the Board's decision. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BSC
CHAIRMAN

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

APPLICANT: 1600 North Inc.

CAL NO.: 390-08-S

PEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 19, 2008

PREMISES AFFECTED: 1600-08 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 90 room hotel in an existing 12 story commercial building in a B2-3 Neighborhood Mixed-Use District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 17, 2008

THE VOTE

OCT 20 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: Congregation of Yahweh

CAL NO.: 113-08-S

APPEARANCE FOR:

MAP NO.: 5-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 5933 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed religious facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO MAY 16, 2008

THE VOTE

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

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Church of God Peniel
APPEARANCE FOR: Brent Carter
APPEARANCES AGAINST: None
PREMISES AFFECTED: 2536-38 W. Division Street

CAL NO.: 114-08-S
MAP NO.: 3-1
MINUTES OF MEETING:
 March 28, 2008

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a religious facility and community center in an RS-3 Residential Single-Unit (DH)/B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

APR 21 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious facility and a community center; the testimony of the appraiser was that this use would not have a negative impact on the surrounding community and is compatible 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 Planning and Development recommends approval of the proposed religious facility and community center.

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: Church of God Peniel **CAL NO.:** 115-08-S

APPEARANCE FOR: Brent Carter **MAP NO.:** 3-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 2524 W. Division Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (DH)/B1-1 Neighborhood Shopping District, to serve a church located at 2536-38 W. Division.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for private passenger automobiles to serve a church located at 2536-38 W. Division; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed off-site accessory parking provided the applicant installs fencing and landscaping and in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Laurie and Gleen Reyna

CAL NO.: '116-08-Z

APPEARANCE FOR: Same

MAP NO.: 12-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 3637 W. 51st Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story rear addition to an existing single family residence whose rear yard shall be 2' instead of 30.52', to reduce the required combined side yard to 5'-4" (2'-8" on the west side and 2'-8" on the east) instead of 7.5', with neither yard less than 4' and to eliminate the rear yard open space of 400 sq. ft.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 1-story rear addition to an existing single family residence whose rear yard shall be 2', to reduce the required combined side yard to 5'-4" (2'-8" on the west side and 2'-8" on the east) and to eliminate the rear yard open space of 400 sq. ft.; 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: Fulton-Whipple LLC **CAL NO.:** 117-08-S

APPEARANCE FOR: Endy Zemenides **MAP NO.:** 1-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 313 N. Whipple Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 25 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, that are required to fulfill the parking requirements 25 dwelling units at 3021 W. Carroll.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ADSENT
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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site accessory parking lot for 25 private passenger automobiles, that are required to fulfill the parking requirements for 25 dwelling units located at 3021 W. Carroll; 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 Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

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

MINUTES OF MEETING:

March 28, 2008

CAL NO.: 117-08-S.

pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

APR 21 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Bellevue Baptist Church **CAL NO.:** 118-08-S
APPEARANCE FOR: John McCulloch **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 10735-39 S. Halsted Street*
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 10 private passenger automobiles, in a B3-1 Community Shopping District, to serve the community center located 10700 S. Emerald.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and


WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; off site parking lot for 10 private passenger automobiles, the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on the neighborhood; to serve the community center located 10700 S. Emerald. 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

* Amended at Hearing



 CHAIRMAN

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

APPLICANT: Bellevue Baptist Church **CAL NO.:** 119-08-S

APPEARANCE FOR: John McCulloch **MAP NO.:** 26-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 10701- 21 S. Halsted Street *

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed community center in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

APR 21 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed community center, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by ACBI Architects dated November 27, 2007 and March 27, 2008, respectively, and provided the final landscape plan is approved by the Department of Planning and Development.

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

B2C
CHAIRMAN

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

APPLICANT: J. M. Vaccaro Trucking, Inc.

CAL NO.: 120-08-S

APPEARANCE FOR: James J. Banks

MAP NO.: 26-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 10554 S. Muskegon Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed container storage facility in a Planned Manufacturing #6 District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a container storage facility. The testimony of the urban planner was that the site is located in a highly industrial area. He stated that the use would not have a negative impact on the neighborhood and is in character with the surrounding community. The Board finds that the containers may not be stacked higher than four high; 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 Planning and Development recommends approval of the proposed container storage facility provided the applicant installs fencing and landscaping 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

BLL

CHAIRMAN

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

APPLICANT: Andersonville Robbery Jeffery Inc. **CAL NO.:** 121-08-S
APPEARANCE FOR: Chris Willis **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 28, 2008
PREMISES AFFECTED: 5142 N. Clark Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon at this location; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on 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 Planning and Development 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

BJC

CHAIRMAN

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

APPLICANT: Guise Style LLC **CAL NO.:** 122-08-S
APPEARANCE FOR: Thomas Moore **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 2128 N. Halsted Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on 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 Planning and Development 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: Princeton & 83rd, LLC **CAL NO.:** 123-08-S

APPEARANCE FOR: Scott Borstein **MAP NO.:** 20-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 250 W. 83rd Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed banking facility with drive thru facility in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN			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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a bank with a drive thru facility; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed drive-through facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by The Architects Partnership, dated March 28, 2008, and provided the final landscape plan is approved by the Department of Planning and Development

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: Nusrat Choudri **CAL NO.:** 124-08-S
APPEARANCE FOR: John Pikarski **MAP NO.:** 16-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 7059 S. State Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an addition to a gasoline service station in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gasoline service station; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed addition, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Chris George, P.C. June 7, 2007, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

B7C
CHAIRMAN

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

APPLICANT: Bultasa Buddish Temple of Chicago **CAL NO.:** '125-08-S
APPEARANCE FOR: Chiksu Yi **MAP NO.:** 11-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 28, 2008
PREMISES AFFECTED: 4338 W. Montrose Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed religious facility in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

BDC
 CHAIRMAN

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

APPLICANT: Mark Pieczka **CAL NO.:** 126-08-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 2700-06 W. Cortland Street/1910-12 N. Washtenaw Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 20 dwelling units at this location in an RS-3 Residential Single-Unit (Detached House) District. The last available building permits states 18 dwelling units in 1997 and 1999.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

APR 21 2008

**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 28, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he purchased the building as a 20 unit building. He stated that he wishes to renovate the building and sell the units as condos. The appellant stated that he was advised that he could accept a permit for the building that indicated that there were only 18 units and that he could then come back and get an additional permit for the 2 units that are in the basement. The testimony of the architect was that he feels that the units in th basement are original or were added soon after the building was originally constructed. He stated that because of the heating system, it is his opinion that the two units in the basement have been there for many years. The Board will permit the Appellant to establish a 20 unit building at this location. The Appellant will obtain a permit to memorialize this decision. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

132C
CHAIRMAN

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

APPLICANT: Neighbor Space

CAL NO.: 127-08-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 815-17 W. Roscoe Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed park with a fence enclosure whose front yard shall be zero instead of 14.93', the side yards shall be zero east and west instead of 10' and the rear yard shall be 8" * instead of 37.33'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a park with a fence enclosure whose front yard shall be zero, the side yards shall be zero east and west and the rear yard shall be 8"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

B. J. E.

CHAIRMAN

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

APPLICANT: Neighbor Space **CAL NO.:** 128-08-A
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 815-17 W. Roscoe Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a wrought iron fence to be 7'-4" instead of 6' in an RM-5 Residential Multi-Unit District.

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

APR 21 2008

**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 28, 2008; and

WHEREAS, the district maps show that the premises is located in an RM-5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant wishes to establish a public park that will be enclosed with a wrought iron fence that will measure 7'- 4" in height. The Appellant shall be permitted to construct the masonry and wrought iron fence provided that any portion of the fence that exceeds 6 feet in height be constructed of a material that air and/or light may pass through. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BZC
 CHAIRMAN

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

APPLICANT: Sirfield L. Thomas

CAL NO.: 129-08-S

APPEARANCE FOR: Same

MAP NO.: 12-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 132 E. Garfield Boulevard, Floor 1

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-3 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon at this location; the testimony of the appraiser was that the use it compatible with the neighborhood and that it would not have a negative impact on the surrounding community; 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 Planning and Development 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

BZC

CHAIRMAN

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

APPLICANT: Stefan Szafian

CAL NO.: 130-08-A

APPEARANCE FOR:

MAP NO.: 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 2529-41 W. Fitch Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 60 dwelling units to be established in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The building was built in 1950 as a 54 unit building. A building permit was issued in 2006 which states there is a de-conversion to 45 units.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B7C
CHAIRMAN

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

APPLICANT: Loyd Bostic **CAL NO.:** 131-08-A

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 2303 W. Roscoe Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a coin operated laundry in a B2-2 Neighborhood Mixed-Use District. This use is not permitted until a B3 zoning district and the last business license was issued in 2002.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

APR 21 2008

**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:

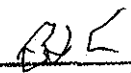
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008; and

WHEREAS, the district maps show that the premises is located in an B2-2 Neighborhood Mixed-Use District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that he has been in business at this location since 1989. He stated that he has always renewed his business license when it needed to be renewed. The renewal notification were being sent to his home and not the business. The Appellant stated that he moved and he did not receive the renewal notices. The Board has made the determination that as a business owner with almost twenty years of experience, the Appellant should have followed up and checked the status of his business license even though he did not receive a renewal notice. The Board will not allow the Appellant to re-establish a business license at this location for a coin operated laundry. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Magdalena Gucwa

CAL NO.: 132-08-A

APPEARANCE FOR:

MAP NO.: 7-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 2424 N. Nordica Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a dwelling unit be established at the rear of the lot in a RS-3 Residential Single-Unit (Detached House) District. The applicant removed the dwelling unit by wrecking the structure without permits and now wishes to rebuild the alleged dwelling unit. There are 2 additional residential buildings on this parcel.

ACTION OF BOARD--
CASE CONTINUED TO MAY 16, 2008

THE VOTE

APR 21 2008

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

ABC
CHAIRMAN

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

APPLICANT: Todd's Wine, LLC **CAL NO.:** 133-08-S
APPEARANCE FOR: Same **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 1616 N. Damen Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a wine shop/liquor store in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a wine shop / liquor store; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative on 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 Planning and Development recommends approval of the proposed wine shop/liquor store.

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: Reliable Plating Corp-James Greenwell **CAL NO.:** 134-08-S
APPEARANCE FOR: James Greenwell **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 28, 2008
PREMISES AFFECTED: 218 N. Justin Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 18 private passenger automobiles, in a PMD-4 Planned Manufacturing District, to serve the plating company located at 1538 W. Lake.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a n off site parking lot for 18 private automobiles to serve the plating company located at 1538 W. Lake; the testimony of the appraiser was that the use is compatible with the community and is not out of neighborhood with the community; 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 Planning and Development recommends approval of the proposed off-site, accessory parking lot, provided the applicant installs landscaping and fencing 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

BCE
 CHAIRMAN

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

APPLICANT: Michael Sloger

CAL NO.: 135-08-A

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 1014 W. Dakin Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3 dwelling unit to be established in a B1-2 Neighborhood Shopping District. This district does not permit additional dwelling unit without providing a minimum lot size 3,000 sq. ft.. A permit was issued in error by DCAP who believed the zoning district was RM-5. The property needs to be rezoned and then a 3rd dwelling unit may be established.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 20, 2008


THE VOTE

APR 21 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Michael Sloger

CAL NO.: 136-08-S

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 1014 W. Dakin Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an additional dwelling unit to an existing 2 dwelling unit building in a B1-2 Neighborhood Shopping District. The third dwelling unit requires the granting of residential use below the 2nd floor.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 20, 2008

THE VOTE

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

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: KNM Productions, LLC **CAL NO.:** 137-08-S
APPEARANCE FOR: Kyle McHugh **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 28, 2008
PREMISES AFFECTED: 650 N. Dearborn Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a liquor store in a DX-5 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed liquor store.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Salon 1800 **CAL NO.:** 138-08-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 1133 W. Armitage Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

**APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on 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 Planning and Development 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
Bze

 CHAIRMAN

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

APPLICANT: City of Chicago- Department of General Services **CAL NO.:** 139-08-S
APPEARANCE FOR: Patricia Moser **MAP NO.:** 22-A
APPEARANCES AGAINST: None **MINUTES OF MEETING:** March 28, 2008
PREMISES AFFECTED: 9160 S. Harbor Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of the 7th and 10th wards yards as a major utility and service use in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to establish a 1 story building to serve as ward yard building for the 7th and 10th ward; testimony was offered stating that the use is compatible with the community and would not have a negative on 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 Planning and Development recommends approval of the proposed ward yard, provided it is constructed consistent with the layout and design as illustrated on the site-plan and elevation drawings prepared by the Department of General Services, dated April 28, 2008, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: City of Chicago- Department of General Services **CAL NO.:** 140-08-Z

APPEARANCE FOR: Patricia Moser **MAP NO.:** 22-A

APPEARANCES AGAINST: None **MINUTES OF MEETING:** March 28, 2008

PREMISES AFFECTED: 9160 S. Harbor Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, to establish a ward yard for the 7th and 10th wards as a major utility and service use whose front yard shall be zero instead of 20', rear yard shall be 16'-2" instead of 48.45'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

APR 21 2008

**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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 10, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a ward yard for the 7th and 10th wards as a major utility and service use whose front yard shall be zero, rear yard shall be 16'-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

[Signature]

CHAIRMAN

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

APPLICANT: Noble Network of Charter Schools, CAL NO.: 141-08-S
a not-for-profit organization

APPEARANCE FOR: Graham Grady **MAP NO.:** 1-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 1 N. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed charter school within an existing downtown building in a DX-16 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

Bze

CHAIRMAN

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

APPLICANT: Dean Darrus

CAL NO.: 370-07-A

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 1948 N. Elston Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a business license for a retail use in a PMD 2 Planned Manufacturing District. The last limited business license for this address expired on November 15, 2000. The re-establishment of a retail use expires after 18 months when no business license is found.

ACTION OF BOARD--
CONTINUED TO JUNE 20, 2008

THE VOTE

APR 21 2008
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: Surraya Petroleum, Inc.

CAL NO.: 427-07-S

APPEARANCE FOR:

MAP NO.: 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 3750 W. 79th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed gasoline service station in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE


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

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Surraya Petroleum, Inc.

CAL NO.: 428-07-Z

APPEARANCE FOR:

MAP NO.: 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 3750 W. 79th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, a proposed gasoline station, in a C2-1 Motor Vehicle-Related Commercial District, whose minimum lot shall be 10,034 sq. ft. instead of 20,000 sq. ft.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Valerie Carlson

CAL NO.: 491-07-A

APPEARANCE FOR:

MAP NO.: 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 2148-50 W. Wellington Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a kennel to be licensed in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BIC

CHAIRMAN

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

APPLICANT: Justin Serbinski **CAL NO.:** 01-08-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008
PREMISES AFFECTED: 3637 N. Leavitt Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of an accessory building (garage and office) which is a 16'-2" high. The height of a garage shall be no more than 15' in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 28, 2008; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) 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 rear building has existed for more than 50 years. The Appellant believed it was once a business office for a coal company as evidenced from the title in the masonry wall. the appellant states he has not raised the roof of the existing building. The increase in height is only an extension of the parapet wall. the Board finds the increase in the parapet wall only will be permitted to be 16'-2". The interior use of the accessory building shall be used only for non-residential purposes. There will be no guest house use, bedrooms or other habitable space established. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Justin Serbinski **CAL NO.:** 02-08-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 28, 2008

PREMISES AFFECTED: 3637 N. Leavitt Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story detached private garage which requires a reduction of the rear yard to 205 sq. ft. instead of 404 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

APR 21 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 2 story detached private garage which will have a rear yard of 205sq. ft.. An appeal for the garage was approved in Cal. No. 01-08-A; 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: Lincoln Pool, Inc. (Seung H. Bang)

CAL NO.: 09-08-Z

APPEARANCE FOR:

MAP NO.: 13-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 5334 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a public place of amusement pool hall. The pool hall requires parking for 10% of the building's occupancy.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

APR 21 2008

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

BZC

CHAIRMAN

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

APPLICANT: NICCLARE LLC

CAL NO.: 13-08-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-F

APPEARANCES AGAINST: Thomas Moore

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 441 W. Surf Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed conversion from a single family residence to 4 dwelling units and a proposed 3-story rear addition whose rear yard shall be zero instead of 38.1', the combined side yards of the addition shall be 5' on east and 5' on west instead of 10.6' and to increase the height of the addition to 51'-8" instead of 47'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JUN 26 2008
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 28, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 28, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are opposed to the variation for this property being granted because if constructed as planned there would be an obstruction of their windows. The objector to the south of the location stated that his light and air would be affected if the variations are granted. The other objector in this matter stated that she is opposed because she feels that the size of the front building would also decrease the light and air to her building. She is also concerned about the loss of use of the private alley that is shared by the surrounding properties; the applicant has shown that the intended addition will not limit all air and light to its neighbors. The ordinance does not specify how much air and light is required. the plans shows the addition is reasonably placed because the site is surrounded by other buildings; the Board will permit the applicant to convert a single family residence to 4 dwelling units and a proposed 3-story rear addition whose rear yard shall be zero, the combined side yards of the addition shall be 5' on east and 5' on west and to increase the height of the addition to 51'-8" the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

APPROVED BY THE BOARD

BAC

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

MINUTES OF MEETING:

March 28, 2008

CAL NO.: 13-08-S

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 26 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B. C.

CHAIRMAN

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

APPLICANT: US Cellular Corporation

CAL NO.: '19-08-S

APPEARANCE FOR: Lawrence Lusk

MAP NO.: 3-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 5330 W. Division Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 75 foot wireless communication facility in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

APR 21 2008

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 28, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; 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 75' wireless communication facility; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on 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 Planning and Development recommends approval of the proposed wireless communication facility, provided construction is consistent with the layout and design as illustrated on the site plan prepared by TNC on January 17, 2008.

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: St. Mary's Church

CAL NO.: 21-08-Z

APPEARANCE FOR:

MAP NO.: 19-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 28, 2008

PREMISES AFFECTED: 2849 W. Chase Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story community center whose west side yard shall be 6.03' instead of 15' and the rear yard shall be 18' instead of 49.3'.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 20, 2008

THE VOTE

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

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

325

CHAIRMAN

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

MINUTES OF MEETING

Date: April 18, 2008

Cal. No. 129-07-S

John George, attorney, presented a written request for an extension of time in which to obtain the necessary building permit for a bank with a drive thru facility on premises at 745-55 E. 87th Street / 8700 S. Cottage Grove approved by the Zoning Board of Appeals on January 19, 2007 in Cal. No. 453-06-S.

Mr. George stated the project has been in the process of securing a tenant for the proposed bank and has yet to obtain a building permit. An extension of time is requested because the special use granted by the Board will soon exceed the the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to June 20, 2009. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabMiele DeJesus and Swain. Nays- None

RECEIVED

APR 21 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN