

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

**APPLICANT:** Lorena Verdaguer-Torres

**CAL NO.:** 12-09-A

**APPEARANCE FOR:** Same

**MAP NO.:** 7-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 16, 2009

**PREMISES AFFECTED:** 3444 W. Parker Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to build a proposed 4 car garage measuring 750 sq. ft.. The maximum area of a garage allowed on a 25' wide lot is 480 sq. ft. (60% of the rear yard) in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**

**THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; 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 stated that she purchased the building to re-hab and ran out of money and was not able to complete the project that had been previously permitted. She stated that in the original project there was approval for a 4 car garage. The appellant will not be permitted to construct a garage. However, the Board will permit the appellant to provide a parking pad to meet her parking requirement. A permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**

BJC  
**CHAIRMAN**

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

**APPLICANT:** Lorena Verdaguer-Torres

**CAL NO.:** 13-09-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 7-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
January 16, 2009

**PREMISES AFFECTED:** 3444 W. Parker Avenue

**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, to reduce the east side yard to zero instead of 2' and to reduce the rear yard open space to 71 sq. ft. instead of 900 sq. ft. to allow a rear 8' x 13'.3" 3- story open metal porch with a 4 car garage.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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; an appeal was granted on Cal. No. 12-09-A. The applicant shall be permitted to establish a rear 3 story open metal porch and a 4 car garage. The east side yard shall be zero and the rear yard open space shall be reduced to 71 sq. feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

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

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

**APPLICANT:** Millennium Haircuts & Styles, Inc. **CAL NO.:** 18-09-S  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 289-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 11649 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
 APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**

**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 February 20, 2009; after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

**APPLICANT:** Mark Variano **CAL NO.:** 41-09-A  
**PEARANCE FOR:** Thomas Moore **MAP NO.:** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 2037 N. Mohawk Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed masonry wall measuring 8' in height. This wall may be treated as a masonry fence which runs the length of the property on it south side in an RM-5 Residential Multi-Unit District.

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

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
		X

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

**MAR 27 2009**

**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 February 20, 2009; 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 in this matter stated that they wish to construct an eight foot high wall on the south side of the property. There is a building on this side of the property that has no windows. The Board finds that the appellant may only build a fence that may not exceed 6 feet in height. The code allows a 6 foot solid fence and the Board will not vary this limit. The decision of the Zoning Administrator is affirmed and the appeal is denied.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Mark Variano **CAL NO.:** 42-09-Z  
**PEARANCE FOR:** Thomas Moore **MAP NO.:** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 2037 N. Mohawk 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, 2-story addition to an existing 3-story single family residence whose rear yard shall be zero instead of 34.77', the south side yard shall be zero instead of 4', in order to construct an 8 foot wall/fence runs the length of the property, the combined side yards shall be zero instead of 10'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has been denied an appeal in Cal. No. 41-09-A. The applicant is not permitted to build a fence that exceeds 6' in height. The applicant shall be permitted to construct a 2-story addition to an existing 3-story single family residence whose rear yard shall be zero, the south side yard shall be zero, in order to construct a wall/fence ( which may not exceed 6 feet in height) along the length of the property, the combined side yards 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

*Bal*

CHAIRMAN

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

**APPLICANT:** Allan and Catherine Nicholas

**CAL NO.:** 43-09-A

**PEARANCE FOR:** Mark Kupiec

**MAP NO.:** 8-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 3156 S. Aberdeen Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow only 2 parking spaces to be provided when the ordinance requires 3 space in the RS-3 District. The applicant also does not want to use the alley to enter the garage but wants to enter from the street. The ordinance also requires alley access unless the opening is blocked by a utility pole in an RS-3 Residential Single-Unit (Detached House) District.

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

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009; 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 wishes to construct a garage with a roof deck. There is an existing garage at this location. The appellant stated that they wish to remove the old garage and replace it with a new two car garage. The appellant stated that the building has always had 2 units and 2 parking spaces and they wish to maintain that ratio. The Board will permit the appellant to construct a garage and two provide two parking spaces. The Board will also permit the appellant to continue to use the existing drive way that permits access from the street. Permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**

B2 C  
**CHAIRMAN**

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

**APPLICANT:** Allan and Catherine Nicholas **CAL NO.:** 44-09-Z  
**PEARANCE FOR:** Mark Kupiec **MAP NO.:** 8-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 3156 S. Aberdeen 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, the conversion of a tavern and residential building into 2 dwelling units. A two dwelling unit building in an RS-3 zoning district requires 3 parking spaces. The lot is 24' wide and the may provide 3 parking space but the applicant wishes to build a garage which will provide only 2-parking spaces. The applicant wishes to build a roof deck and garage which shall have zero combined yards instead of 4.8' and to eliminate 115 sq. ft. of rear yard space.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**  
**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

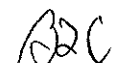
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal for this property was granted in Cal. No. 44-09-Z; the applicant shall be permitted to convert a tavern and residential unit building into a 2 dwelling unit building; the applicant shall also be permitted to construct a roof deck and a garage which will have zero combined side yards and shall also be permitted to eliminate 115 sq. ft of rear yard 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 hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before **APPROVED AS TO SUBSTANCE**

  
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**CHAIRMAN**

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

APPLICANT: Malgorzata Pacult

CAL NO.: 45-09-A

PEARANCE FOR:

MAP NO.: 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 7309-15 S. East End Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to an 8 foot height wrought iron gate and fence to be established in the front yard of a 4-story multi-unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 17, 2009

THE VOTE

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

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BZC  
CHAIRMAN



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

**APPLICANT:** Daneeta D. Pope

**CAL NO.:** 46-09-Z

**PEARANCE FOR:**

**MAP NO.:** 5-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 1821 N. Larrabee 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 3 dwelling unit building with a 2 car garage. The 2008 permit issued for this building shows a 24 foot 3 parking space pad. The applicant wants to eliminate one parking space and build a 2 parking space garage with a deck.

**ACTION OF BOARD--**  
CASE CONTINUED TO APRIL 17, 2009

**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

**MAR 27 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**

*B2L*

**CHAIRMAN**

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

**APPLICANT:** Harpo Studios, Inc. **CAL NO.:** 47-09-S  
**PEARANCE FOR:** Dennis Aukstik **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 110 N. Carpenter 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 two (2) roof top pole mounted satellite dish antennas in a DX-3 Downtown Mixed-Use 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

**MAR 27 2009**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

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

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

**APPROVED AS TO SUBSTANCE**

                    BAL                      
 CHAIRMAN

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

**APPLICANT:** Andres Juarez **CAL NO.:** 48-09-A

**PEARANCE FOR:** Same **MAP NO.:** 6-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 2234 S. Sawyer Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the enclosure of a 3-story rear porch in the front building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District . There is no record of a rear porch being enclosed.

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

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and 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 in this matter stated that the existing home has been damaged in a fire. He stated that when he purchased the property in 1998 the porch was enclosed. The Board will permit the appellant to legalize the enclosed porch. A permit shall be obtained to memorialize the Boards decision.

**APPROVED AS TO SUBSTANCE**

*BDC*

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**CHAIRMAN**

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

**APPLICANT:** McDonald's Corporation,  
a Delaware Corporation **CAL NO.:** 49-09-S

**APPEARANCE FOR:** Tiffany Fordyce **MAP NO.:** 13-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 4946 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 fast food restaurant with a drive-thru facility in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**  
**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 February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed drive-through, provided construction is consistent with the layout and design as illustrated on the site plan drawing prepared by V3 Companies, dated February 18, 2009, and the elevation drawings, prepared by Infinity Dzines, Inc, dated August 15, 2008.

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:** Don Renner **CAL NO.:** 50-09-Z  
**PEARANCE FOR:** Same **MAP NO.:** 17-G  
**APPEARANCES AGAINST:** Sheila Tobin **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 1343 W. Loyola Avenue  
**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 8 foot wrought iron fence to be placed at the zero rear yard line instead at 42'.

**ACTION OF BOARD--  
 VARIATION DENIED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that a portion of the fence has been erected on her property without her consent; the applicant stated that he was unaware that the fence was on the objectors property; the Board will deny the request for the fence; the Board finds that the objector has met the burden of proving that the fence is on her property by presenting surveys that show her property lines. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will 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 deny the variation.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Tobacco For Less, Inc **CAL NO.:** 51-09-A  
**PEARANCE FOR:** Bernard Citron **MAP NO.:** 14-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 5503 ½ S. Hyde Park Boulevard  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the retail sale of tobacco in an RM-5 Residential Multi-Unit District. Retail sales are not permitted in an RM-5 district. There appears to be 7 retail uses in this building.

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**MAR 27 2009**  
**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 February 20, 2009; 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 in this matter wishes to establish retail sales of tobacco at this location. There is no previous business license for this location. However, there are other retail uses at this location. The Board will permit the appellant to establish retail tobacco sales. The Board also finds that this shop may not operate on Sundays. The decision of the Zoning Administrator is reversed. A license shall be obtained to memorialize the Boards decision.

**APPROVED AS TO SUBSTANCE**

*BDC*

\_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Surambala Corp. d/b/a Dunkin Donuts **CAL NO.:** 52-09-S  
**PEARANCE FOR:** Mark Kupiec **MAP NO.:** 12-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 6738 W. Archer 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 fast food restaurant with drive-thru facility in a B3-1 Community Shopping District.

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

**THE VOTE**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed drive-through, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings, dated February 13, and February 20, 2009 respectively, prepared by Atul Karkhanis Architects, and provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

B2C  
 \_\_\_\_\_  
 SECRETARY

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

**APPLICANT:** Sunshine Gospel Ministries

**CAL NO.:** 53-09-S

**PEARANCE FOR:** Mark Kupiec

**MAP NO.:** 14-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 500-10 W. 61st 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 religious facility with 91 seats in a B2-1 Neighborhood Mixed-Use District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 91 seat religious facility; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

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



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

**APPLICANT:** Sunshine Gospel Ministries

**CAL NO.:** 54-09-S

**PEARANCE FOR:** Mark Kupiec

**MAP NO.:** 14-E

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 6105 S. Vernon 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 off-site accessory parking lot for 11 private passenger automobiles in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a an off site parking lot for 11 vehicles which will serve a religious facility; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

APPLICANT: Exchange Urban Hang Suite, LLC CAL NO.: 55-09-S

PEARANCE FOR: MAP NO.: 18-B

APPEARANCES AGAINST: MINUTES OF MEETING: February 20, 2009

PREMISES AFFECTED: 7149 S. Exchange 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 an off-site accessory parking lot for private passage automobiles, in a C1-3 Neighborhood Commercial District, to serve a restaurant located at 7200 S. Exchange Avenue.

ACTION OF BOARD-- CASE CONTINUED TO MARCH 20, 2009

THE VOTE

MAR 27 2009 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name: Brian L. Crowe, Gigi McCabe-Miele, Demetri Konstantelos, Reverend Wilfredo DeJesus, Jonathan Swain.

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: K. C. Custom Builders, Inc.

CAL NO.: 56-09-Z

APPEARANCE FOR:

MAP NO.: 22-E

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 9425 S. Burnside Avenue

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, the proposed duplexing of the 1st floor dwelling unit into the basement with new front stairs whose south west side yard shall be zero, the north east side yard shall be 1.8' instead of 2.5' each, the front yard shall be 8.6' instead of 20'.

ACTION OF BOARD--  
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

MAR 27 2009

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:** Castaways Limited **CAL NO.:** 57-09-Z  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 450 N. Sangamon 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 4-story 4 dwelling unit building whose side yards (for parking spaces) shall be zero instead of a combined 6', whose rear yard shall be 34.9' and to eliminate the rear yard open space (183 sq. ft.).

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**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 February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 4 dwelling unit building whose side yards (for parking spaces) shall be zero, whose rear yard shall be 34.9' and to eliminate the rear yard open space (183 sq. ft.). The Board finds that the applicant must use permeable pavement for this project; 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**

B20

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

**APPLICANT:** Tony Construction Corp.

**CAL NO.:** 58-09-A

**PEARANCE FOR:** Mark Kupiec

**MAP NO.:** 10-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 4209-11 S. Rockwell Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot in an RS-3 Residential Single-Unit (Detached House) District. City records show the property at 4209-11 contains a 2 dwelling unit building and an accessory structure built across both lots. The division was not lawful because the remaining house did not meet bulk requirements nor north side yard (1.1') variation. The applicant requests a 1.1' north side yard for 4211 S. Rockwell and to divide the zoning lot.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009; 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 empty lot (4209) and not the existing home (4211). He stated that when he purchased the land he was not aware that lot was not properly divided. The current owner of the existing house (4211) has refused to participate in requesting any relief for the existing home. The Board will permit the lot to be divide and for the existing home (4211) to have a 1.1' north side yard. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

*BJC*

**CHAIRMAN**

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

APPLICANT: Leona Strokes

CAL NO.: 59-09-S

APPEARANCE FOR:

MAP NO.: 20-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 8006 S. Western 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 and massage therapist within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping.

ACTION OF BOARD--  
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

MAR 27 2009  
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:** Jesse Green, Sinai Health Systems **CAL NO.:** 60-09-S

**APPEARANCE FOR:** Shannon Kelly **MAP NO.:** 489

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 1401 S. Washtenaw 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 off-site non-accessory parking lot, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve Mt. Sinai Hospital complex.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**

**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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*ASC*

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

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

**APPLICANT:** Jesse Green, Sinai Health Systems **CAL NO.:** 61-09-Z  
**PEARANCE FOR:** Shannon Kelly **MAP NO.:** 489  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 1401 S. Washtenaw Avenue  
**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, a non-accessory parking lot whose front yard on a thru-lot shall be 7' instead of 20', 7' for the front yard on Washtenaw (westside) and 7' on the Talman Avenue (east side).

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**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

**MAR 27 2009**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-accessory parking lot whose front yard on a thru-lot shall be 7', 7' for the front yard on Washtenaw (westside) and 7' on the Talman Avenue (east side); 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**

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



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

**APPLICANT:** Jesse Green, Sinai Health Systems **CAL NO.:** 62-09-S  
**PEARANCE FOR:** Shannon Kelly **MAP NO.:** 491  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 1321 S. Washenaw 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 off-site non-accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve the Sinai Hospital facility.

**ACTION OF BOARD--**  
 APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

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

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

**APPROVED AS TO SUBSTANCE**

BdC  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Jesse Green, Sinai Health Systems **CAL NO.:** 63-09-Z  
**PEARANCE FOR:** Shannon Kelly **MAP NO.:** 492  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 1321 S. Washenaw Avenue

**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, a proposed off-site parking lot whose front yard (Washtenaw) on an thru-lot, shall be 7' instead of 20', 7' on Talman (east side).

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot whose front yard (Washtenaw) on an thru-lot, shall be 7' and 7' on Talman (east side). 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:** Charles Hemphill **CAL NO.:** 64-09-A  
**APPEARANCE FOR:** Same **MAP NO.:** 3-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 1543 N. Artesian Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 7' solid wooden fence which runs along the rear and north side of the property in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District . The fence has already been constructed without permits.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
	X	
X		

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

**MAR 27 2009**

**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 February 20, 2009; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and 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 in this matter stated that the existing fence was constructed about 10 years ago. He also stated that he was not the person that constructed the fence. The Board finds that the appellant may only have a fence that does not exceed 6 feet in height . The appellant must come into compliance with the zoning code. The total height of the fence may not exceed 6'. The decision of the Zoning Administrator is affirmed.

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

APPLICANT: Gregory Nagel

CAL NO.: 65-09-A

APPEARANCE FOR: Gary Wigoda

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 917 N. Damen Avenue (Front)

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming 2 dwelling unit building which will duplex the 1st floor unit into the basement in an B3-2 Community Shopping District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009; and

WHEREAS, the district maps show that the premises is located in an B3-2 Community Shopping 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 expand an existing 2 dwelling unit building by duplexing the 1<sup>st</sup> floor unit into the basement. The appellant stated that the number of dwelling units will not be increased and the basement will provide increased living space for the 1<sup>st</sup> floor unit. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN





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

APPLICANT: Salamat Sheikh

CAL NO.: 68-09-S

PEARANCE FOR:

MAP NO.: 10-L

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 4600-28 S. Cicero 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 3-story hotel with parking in a B3-1 Community Shopping District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 17, 2009

THE VOTE

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** Bissell 12, LLC **CAL NO.:** 69-09-Z  
**PEARANCE FOR:** Mark Kupiec **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 2218-24\* N. Bissell Street

**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, a proposed 3-story rear addition whose rear yard shall be 14'-7" instead of 22.3', to increase the area by 483 sq. ft. which is not more than 15% of the area that existed prior to the passage of this ordinance and to reduce rear open space to 734 sq. ft. instead of 780 sq. ft.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 3-story rear addition whose rear yard shall be 14'-7", to increase the area by 483 sq. ft. which is not more than 15% of the area that existed prior to the passage of this ordinance and to reduce rear open space to 734 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.

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**

*520*  
 \_\_\_\_\_  
 CHAIRMAN



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

**APPLICANT:** Javier Lebron **CAL NO.:** 70-09-Z  
**PEARANCE FOR:** Mark Kupiec **MAP NO.:** 10-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 4454-56 S. Western Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a public place of amusement within the 1st and 2nd floor existing tavern which is located within 125' of an residential district. The Board previously allowed the expansion of the tavern (#320-08-S).

**ACTION OF BOARD---**  
**VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**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 January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 Board has previously permitted the applicant to expand an existing tavern ( Cal. No. 320-08-S). The applicant now wishes to establish a public place of amusement within the existing 1<sup>st</sup> and 2<sup>nd</sup> floor of the existing tavern. The Board will permit the applicant to establish a public place of amusement license at this location which is within 125' of a residential district; 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:** Nathan Freeborn

**CAL NO.:** 71-09-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 4-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 2844 W. 21st Street

**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, a proposed front stair case whose west yard shall be 1' instead of 2' and the front yard shall be zero instead of 15' for a 3 dwelling unit building.

**ACTION OF BOARD--**  
VARIATION GRANTED

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a front stair case whose west yard shall be 1' and the front yard shall be zero; the front yard relief shall be for the stairs only and not the entire structure; 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**

*BGL*

**CHAIRMAN**

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

**APPLICANT:** The Jesuit Fathers of Della Strada, Inc. **CAL NO.:** 72-09-A  
**PEARANCE FOR:** Alexander Domanskis **MAP NO.:** 14-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 5600-16 S. Claremont Avenue/2351-55 W. 56th Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of a zoning lot containing multiple buildings, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit/M1-1 Limited Manufacturing/Business Park District, of a religious monastery. The buildings at 2351 W. 56th Street will be divided from the zoning lot. The building at 2351 W. 56th Street shall have a zero east side yard.

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

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit/M1-1 Limited Manufacturing/Business Park 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 they have been the owners of this property for many years. The appellant wishes sell off two of the existing residential buildings that the applicant no longer uses. The Board will permit the appellant to divide the buildings at 2351 W. 56<sup>th</sup> Street which will have a zero east yard.

**APPROVED AS TO SUBSTANCE**

*B2V*  
 \_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** John Snyder **CAL NO.:** 73-09-S

**PEARANCE FOR:** Richard Kruse **MAP NO.:** 26-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 11064-66\* S. Western 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 an expansion of a tavern in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and


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

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

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: 3802 W Altgeld LLC CAL NO.: 74-09-A  
PEARANCE FOR: Thomas Moore MAP NO.: 7-J  
APPEARANCES AGAINST: Eva Booker MINUTES OF MEETING:  
February 20, 2009  
PREMISES AFFECTED: 3802-08 W. Altgeld Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 6 additional dwelling units (an expansion of a non-conforming building) to be added to a 8 dwelling unit with parking to be required for only the additional 6 dwelling units. Compare: Section 17-0101-B-s(a) deficit parking in an RM-5.5 Residential Multi-Unit District.

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

THE VOTE

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name: 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 February 20, 2009; 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: The appellant in this matter stated that they wish to expand an existing building by adding 6 units to an existing 8 unit building. The appellant stated that the building was purchased with the intent to re-hab and rent out the units. He stated that the building was vandalized by the tenants that were asked to move out of the property. The appellant wishes to add parking for the new units that will be underneath the building. The objector in this matter stated that if allowed to expand, the neighborhood would be negatively affected because it would add to the density of the neighborhood. She feels that there is limited parking in the neighborhood now due to permit parking. The appellant also stated that she feels that the work that has been done, has been beyond what was permitted. She stated that the appellant is exaggerating the circumstances of his case. The appellant stated that they have suffered a substantial loss due to the damage caused by the previous tenants and that in order to see a return on their investment they must add the additional units. The Board finds that by adding additional units the project would have a negative impact on the neighborhood and parking ingress and egress would cause a safety hazzard to the community. The Board will affirm the decision of the Zoning Administrator and the appeal is denied.

APPROVED AS TO SUBSTANCE

Handwritten signature

CHAIRMAN

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

**APPLICANT:** 3802 W Altgeld LLC **CAL NO.:** 75-09-Z

**PEARANCE FOR:** Thomas Moore **MAP NO.:** 7-J

**APPEARANCES AGAINST:** Eva Booker **MINUTES OF MEETING:**  
February 20, 2009

**PREMISES AFFECTED:** 3802-08 W. Altgeld 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, a proposed 3 floor addition to an existing 2-story 8 dwelling unit building with an additional 6 dwelling units whose front yard shall be 13.52' instead of 15', the north side yard shall be zero instead of 4.5', the combined side yard shall be zero instead of 9.16', the west rear yard shall be zero instead of 37.5' and to eliminate the 504 sq. ft. of open space.

**ACTION OF BOARD--**  
**VARIATION DENIED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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 appeal to add an additional 6 units to an existing 8 unit building with 6 additional parking spaces has been denied in Cal. No. 74-08-A. The objector in the matter stated her objection to the project ( See 74-09-A). The applicants request for a variation will not be granted; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will 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 deny a variation in the application of the district regulations of the zoning ordinance.

**APPROVED AS TO SUBSTANCE**

*B J C*

**CHAIRMAN**

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

APPLICANT: Crystal Properties, LLC

CAL NO.: 76-09-S

PEARANCE FOR:

MAP NO.: 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 1300 N. Kostner 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 auto salvage yard in a PMD-#9 Planned Manufacturing District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 17, 2009

THE VOTE

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

**APPLICANT:** Strange Beauty Show Inc. **CAL NO.:** 77-08-S  
**PEARANCE FOR:** Caroline Walling **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 1118 N. Ashland 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**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

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

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: Michael Mitch Hamblet

CAL NO.: 78-09-Z

APPEARANCE FOR:

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2009

PREMISES AFFECTED: 1404 N. LaSalle Drive

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 garage and parking space whose front yard shall be zero instead of 20', the combined side yards shall be zero instead of 4', to eliminate 140 sq. ft. of open space for the de-conversion to a single family residence with rear steel deck.

ACTION OF BOARD--  
CASE CONTINUED TO MARCH 20 , 2009

THE VOTE

MAR 27 2009

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

BSC  
CHAIRMAN

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

**APPLICANT:** Jerome Kuzniar **CAL NO.:** 79-09-Z  
**PEARANCE FOR:** Joseph R. Mitchell **MAP NO.:** 28-A  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 3703-11 E. 113th 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 enclosure of a 3-story rear porch, to increase the area (533 sq. ft.) not more than 15% of the area that existed prior to the passage of this ordinance to reduce the rear yard to 24'-9" instead of 37.1'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to enclose a 3 story rear porch, to increase the area (533 sq. ft.) not more than 15% of the area that existed prior to the passage of this ordinance to reduce the rear yard to 24'-9"; 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**

*BAC*

**CHAIRMAN**

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

**APPLICANT:** Brenda L. Rivera **CAL NO.:** 80-09-Z  
**PEARANCE FOR:** Same **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 882 N. Paulina Street

**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, a proposed 4<sup>th</sup> floor dormer addition and to reduce the total side yard combination to 3'-9" ( 3' on the north and .9"on the south) and deconvert from 4 dwelling units to 3 dwelling units (one in the basement and one in the attic) the Department of Water records reflect 2 dwelling units (one on the 1st floor and one on the second floor). In order to maintain 3 dwelling units it is necessary to have 3 parking spaces. There is 25' wide lot which, if the garage is removed, will allow 3 parking spaces. The applicant wants the Board to eliminate one required parking space and save the garage.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

MAR 9 7 2009  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 7, 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<sup>th</sup> floor dormer addition and to reduce the total side yard combination to 3'-9" ( 3' on the north and .9"on the south) and deconvert from 4 dwelling units to 3 dwelling units the applicant wishes to maintain three dwelling units. The Board will permit the applicant to maintain the three existing dwelling units, however, the applicant must provide 3 parking spaces. The applicant must remove the existing garage and must provide a parking pad that will accommodate 3 vehicles. 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 **APPROVED AS TO SUBSTANCE**

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

**APPLICANT:** Comer Science & Education Foundation **CAL NO.:** 81-09-S  
**PEARANCE FOR:** Lenny Asaro, Terry Diamond **MAP NO.:** 18-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 7127-49 S. South Chicago 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 public charter high school in a C1-2 Neighborhood Commercial 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

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

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

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

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:** Comer Science & Education Foundation **CAL NO.:** 82-09-S  
**PEARANCE FOR:** Lenny Asaro, Terry Diamond **MAP NO.:** 18-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 7101-19 S. South Chicago 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 off-site parking lot for 19 private passenger automobiles in a C1-2 Neighborhood Commercial 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

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for 19 private passenger vehicles. The parking lot will serve the charter high school that was granted at 7127-49 S. South Chicago Avenue ( Cal.No. 81-09-S). The testimony of the appraiser was that the use would not have a negative impact on the community and that the use would not be out of character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*DJC*

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

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

**APPLICANT:** VisualCast Media One, Inc. **CAL NO.:** 83-09-A  
**PEARANCE FOR:** Patrick Thompson **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 1436 W. Randolph Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an off-premise sign (1,500 sq. ft. in size) which is visible within 100 feet of a public park. The ordinance states the sign is prohibited within 100 feet of a public park, with an area of 2 areas or more, if the sign face is legible from the subject park in a C1-3 Neighborhood Commercial District.

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

**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

**MAR 27 2009**

**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 February 20, 2009; and

WHEREAS, the district maps show that the premises is located in an C1-3 Neighborhood Commercial 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's expert claimed, in his opinion, the sign is not legible from the park. The standard ( § 17-17-0208) states legible is capable of being read or deciphered by a 5'-6" tall person whose eyesight meets the minimum requirements necessary for an Illinois drivers license(wearing any corrective lenses required by such license). The photographs provided by the applicant provided by the applicant and city clearly show that he painted wall sign is decipherable with people and faces in multicolors. This sign is legible and within 100 feet of the park. The sign is prohibited. the expert has stated that his opinion but does not tell the Board he was unable to decipher the sign. The decision of the Zoning Administrator is affirmed and the appeal is denied.

**APPROVED AS TO SUBSTANCE**  
  
 \_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** West Side Veterans Housing, L.P. **CAL NO.:** 84-09-S  
**APPEARANCE FOR:** Jennifer Jones **MAP NO.:** 2-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 3453-67 W. Madison

**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 residential and commercial building with accessory residential support services on the 1st floor in a C1-3 Neighborhood Commercial District.

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

**THE VOTE**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4-story residential and commercial building with accessory residential support services on the 1st floor; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*15 26*

**CHAIRMAN**

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

**APPLICANT:** West Side Veterans Housing, L.P. **CAL NO.:** 85-09-Z  
**PEARANCE FOR:** Jennifer Jones **MAP NO.:** 2-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 3453-67 W. Madison  
**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a proposed 4-story residential building whose rear yard, for the floors containing dwelling units, shall be 16' instead of 30'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009; after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story residential building whose rear yard, for the floors containing dwelling units, shall be 16'; the Board has approved a special use for this property( Cal.No 85-09-S); 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**  
*BFL*  
**CHAIRMAN**



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

**APPLICANT:** West side Veterans Housing, L.P. **CAL NO.:** 86-09-S  
**PEARANCE FOR:** Jennifer Jones **MAP NO.:** 2-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2009  
**PREMISES AFFECTED:** 3426 W. Monroe 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 space for 18 private passenger automobiles, in an RM-5 Residential Multi-Unit District, to serve the use at 3453-67 W. Madison.

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

**THE VOTE**

**MAR 27 2009**  
**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 February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site accessory parking space for 18 private passenger automobiles; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*B2V*

CHAIRMAN

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

**APPLICANT:** Karen Murphy **CAL NO.:** 87-09-S  
**PEARANCE FOR:** John Fritchey **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2009  
**PREMISES AFFECTED:** 2056 W. Chicago 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 hair replacement facility 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**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2009; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*B 7C*

**CHAIRMAN**

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

**MINUTES OF MEETING**

Date: March 20, 2009

Cal. No. 123-08-S

Frederick Agustin, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a bank with a drive thru facility, on premises located at 250 W. 83<sup>rd</sup> Street. The special use was approved by the Zoning Board of Appeals on March 28, 2008 in Cal. No. 123-08-S .

Mr. Agustin stated the project has been in the process of addressing environmental issues and has been unable to proceed with construction. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to April 21, 2010 . The motion prevailed by yeas and nays as follows:

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

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*BZC*

CHAIRMAN

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

**APPLICANT:** Haitian-American Community Association      **CAL NO.:** 259-08-S  
**PEARANCE FOR:** Lionel Jean-Baptiste      **MAP NO.:** 17-H  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 February 20, 2008  
**PREMISES AFFECTED:** 1637 W. Morse 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 community center in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

**THE VOTE**

**MAR 27 2009**

**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 June 20, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 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 would not have a negative impact on the community and is in character of 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.

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: Gary Burg

CAL NO.: 489-08-S

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2008

PREMISES AFFECTED: 2541 N. Sawyer 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 an off-site non-required accessory parking in a RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 17, 2009

THE VOTE

MAR 27 2009  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE  
*Bac*  
CHAIRMAN

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

APPLICANT: Gary Burg

CAL NO.: 490-08-Z

PEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2008

PREMISES AFFECTED: 2541 N. Sawyer Avenue

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 7 car garage whose front yard shall be zero instead of 7.44', the required side yards shall be zero instead of 9.7' with neither yard less than 3.88'.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 17, 2009

THE VOTE

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

MAR 27 2009

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:** Christian Heritage Academy **CAL NO.:** 496-08-S  
**PEARANCE FOR:** Kate Duncan **MAP NO.:** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2008  
**PREMISES AFFECTED:** 1001-45 N. Crosby 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 school within an existing church. The applicant wishes to add a school to this site without additional parking. The church was established with a waiver of some parking (26 spaces). This was heard previously by the Board (265-08-S and 266-08-Z) in a C1-3 Neighborhood Commercial District.

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

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

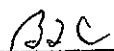
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2008; and

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 school within an existing church. The testimony of he appraiser was that the use would not have a negative impact on the community and is in character with the surrounding community. The church was granted a special use as well as an elimination of some parking ( Cal. No. 265-08-S and Cal.No. 266-08-Z. 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 commends approval of the proposed school.

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:** Mihai Mociran **CAL NO.:** 513-08-A  
**APPEARANCE FOR:** Same **MAP NO.:** 5-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2008  
**PREMISES AFFECTED:** 3545-47 W. Cortland Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to de-convert a front building from 14 dwelling unit to 12 dwelling unit in an RS-3 Residential Single-Unit (Detached House) District. There is a rear building with 3 dwelling units. Appellant claims a total of 15 dwelling units. This matter was at the Board in 1964 (91-64-A) and the only permit issued shows 12 and 3 dwelling units. The 2 illegal units require Board action because the Department of Zoning will not recognize a permit which does not match the Board's prior resolution.

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

**THE VOTE**

**MAR 27 2009**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009; 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 when he purchased the property there was 12 units in the front building and 3 units in the rear building. he also stated that there was also garden apartment units in the front building. The appellant now wishes to deconvert the front building from 14 units to 12 units. and duplex the 1<sup>st</sup> floor units into the basement. the Board will permit the appellant to deconvert the front building from 14 units to 12 units. the three dwelling units in the rear building will remain. The decision of the Zoning Administrator reversed. A permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**

B L

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

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

**APPLICANT:** Mihai Mociran

**CAL NO.:** 514-08-Z

**PEARANCE FOR:** Same

**MAP NO.:** 5-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2008

**PREMISES AFFECTED:** 3545-47 W. Cortland 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, the expansion of habitable space into the basement for 2 first floor dwelling units.

**ACTION OF BOARD--**  
VARIATION GRANTED

**THE VOTE**

**MAR 27 2009**

**CITY OF CHICAGO**  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 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; an appeal was granted for this property in Cal. No. 513-08-A; the appellant was permitted to deconvert the front building of the property from 14 units to 12 units with the 1<sup>st</sup> floor units being duplexed into the basement; the Board will also allow the expansion of the habitable space for the both 1<sup>st</sup> floor dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BJE*

CHAIRMAN



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

APPLICANT: JP Morgan Chase Bank, N.A.

CAL NO.: 528-08-S

APPEARANCE FOR:

MAP NO.: 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2008

PREMISES AFFECTED: 6500-12 W. North Avenue/1600-16 N. Natchez 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 bank with drive-thru facility in a C3-1 Commercial, Manufacturing and Employment District.

ACTION OF BOARD--  
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

*BLC*  
CHAIRMAN

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

**APPLICANT:** Chicago Waldorf School **CAL NO.:** 536-08-S  
**APPEARANCE FOR:** Graham Grady **MAP NO.:** 17-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2008  
**PREMISES AFFECTED:** 1257 W. Loyola 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 day care (pre-school) in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**MAR 27 2009**

**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 February 20, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 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 day care ( pre-school) ; the testimony of he appraiser was that the use would not have a negative impact on the community and is in character 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 has no objection to the establishment of a daycare facility at this location.

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:** Chicago Waldorf School **CAL NO.:** 537-08-Z  
**PEARANCE FOR:** Graham Grady **MAP NO.:** 17-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2008  
**PREMISES AFFECTED:** 1257 W. Loyola Avenue  
**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the reduction of the one required parking space for a proposed pre-school.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**MAR 27 2009**  
**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 February 20, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 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 eliminate one required parking space for a day care( pre school) that was granted in Cal. No 536-08-S; 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: Marie and John Barrett

CAL NO.: 540-08-Z

PEARANCE FOR:

MAP NO.: 15-N

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2008

PREMISES AFFECTED: 5929 N. Nina Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-1-SD#1 Residential Single-Unit (Detached House) District, a proposed 1 1/2-story attached garage and storage area whose south side yard shall be zero instead of 5' and the combined side yard shall be 5' instead of 15'.

ACTION OF BOARD--  
CASE CONTINUED TO MARCH 20, 2009

THE VOTE

MAR 27 2009  
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  
*Asc*  
CHAIRMAN



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

APPLICANT: Nikos D. Tsonis

CAL NO.: 545-08-A

PEARANCE FOR:

MAP NO.: 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2008

PREMISES AFFECTED: 5306 S. Union Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of use of one dwelling unit for a former commercial unit in a RS-3 Residential Single-Unit (Detached House) District. There will be a total of 2 dwelling units on the parcel.

ACTION OF BOARD--  
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

MAR 27 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

*BLC*

CHAIRMAN