

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

APPLICANT: Roslea Builders, Inc. **CAL NO.:** 7-09-Z
PEARANCE FOR: Paul Kolpak **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 3348-52 W. Warner 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, the division of an improved zoning lot. The 3 dwelling unit building at 3348 W. Warner shall have a 1.2' west side yard and 3 parking spaces must be provided.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

MAY 18 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 subdivided an existing lot; the 3 dwelling unit building at 3348 W. Warner will have a west side yard of 1.2' and shall also provide three parking spaces; 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

BSC

CHAIRMAN

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

APPLICANT: Andrzej Sterniuk **CAL NO.:** 11-09-Z
PEARANCE FOR: Paul Kolpak **MAP NO.:** 38
APPEARANCES AGAINST: Alderman Tom Allen **MINUTES OF MEETING:**
April 17, 2009
PREMISES AFFECTED: 3352-58 N. Long 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, accessory parking within a side yard. The west side yard shall be 1'-8" instead of 5.6', to eliminate 2,700 sq. ft. of open space and to allow 1 dwelling unit to be expanded into the basement in an existing 12 unit building.

ACTION OF BOARD--
VARIATION DENIED

THE VOTE

MAY 18 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 April 17, 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 owns a 12 dwelling unit building. He wishes to expand one dwelling unit into the basement and to provide 8 off street parking spaces for the use of the units. The applicant maintains that the property is located on a reverse corner lot. The non-required accessory parking is in the south side yard setback and the rear yard open space which will also be reduced. A neighbor and the alderman objected to the project. The Alderman claimed that the parking would be provided only to increase the value of the property to the owner. The neighbor objected believing the applicant would store material and allow rainwater run off onto the neighboring property. The objector was also concerned about the lack of space between parking spaces and his property; The Board finds the applicant acquired the property without more than one parking space off the alley. Any variation must be reviewed with the criteria set forth in §17-13-1107. Here the applicant wishes to add up to 8 parking spaces in the south setback and rear yard open space. The Board notes that these parking spaces can not be added with out this relief. The applicant did not present any evidence to substantiate that the alleged practical difficulty or particular hardship has not been created by him. He is voluntarily choosing to place parking in the south setback and on the rear yard open space, which he wants the Board to recognize. The Board believes the project would change the character of the neighborhood in eliminating existing open space. The variation is denied; 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 to unique circumstances and are not 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



CHAIRMAN

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

APPLICANT: Raquel Reyes

CAL NO.: 36-09-Z

PEARANCE FOR:

MAP NO.: 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 4644-46 W. McLean 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 division of an improved zoning lot. The existing 2-story single family residence shall have a east yard of zero instead of 2' with a 5.56' west side yard and front yard shall be 14.8' instead of 20'.

ACTION OF BOARD--
CASE CONTINUE TO JUNE 16, 2009

THE VOTE

MAY 18 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: Malgorzata Pacult **CAL NO.:** 45-09-A

PEARANCE FOR: George LaCorte **MAP NO.:** 18-C

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 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--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAY 18 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 April 17, 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 she was re-habbing the building and that in the process the premises had been robbed several times. She stated that she had the fence erected to deter people from robbing the building while it was under renovations. The Board will permit the appellant to retain the 8 foot wrought iron gate and fence in the front yard. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

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

APPLICANT: Daneeta D. Pope

CAL NO.: 46-09-Z

PEARANCE FOR: Paul Kolpak

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 17, 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--
VARIATION DENIED

THE VOTE

MAY 18 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 April 27, 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 wishes to build a 2 car garage instead of a 24 foot 3 parking space pad which had been previously permitted. There are 3 dwelling units in the building. The applicant stated that she would be residing in one of the units and that she would be the unit that would not have an on site parking spot and would park on the street. The Board finds that the applicant must comply with § 17-10-0207-A. The Board states the applicant is the party which created the practical difficulty or the particular hardship. The lot is 24 feet wide and will provide 3 parking spaces. there was no valid reason given to eliminate one parking space but a garage with two parking space would be more attractive to future purchasers. The Board will not eliminate one parking space The Board finds that the applicant must establish the parking pad as previously permitted.; 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 in the application of the district regulations of the zoning ordinance.

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
APPEARANCE FOR: John McClendon **MAP NO.:** 18-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 17, 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--
APPLICATION APPROVED

THE VOTE

MAY 18 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 April 17, 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 accessory parking lot for private passage automobiles, to serve a restaurant located at 7200 S. Exchange Avenue; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

BCC

 SECRETARY

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

APPLICANT: Salamat Sheikh

CAL NO.: 68-09-S

APPEARANCE FOR:

MAP NO.: 10-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 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 JULY 17, 2009

THE VOTE

MAY 18 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: Crystal Properties, LLC **CAL NO.:** 76-09-S
APPEARANCE FOR: Scott Borstein **MAP NO.:** 3-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 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--
APPLICATION APPROVED

THE VOTE

MAY 18 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 April 17, 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 auto salvage yard; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character of the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of zoning and Land Use Planning recommends approval of the proposed Class IV-A recycling facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated April 13, 2009 as prepared by Cornerstone Architects, Ltd. and provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance. Furthermore, the Department recommends that all pick-up and delivery of junk, fluids, flattened cars, or dumpsters be accessed from west Division via the easement across the Allied Metal property to the south.

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: Lisa P. Young

CAL NO.: 112-09-A

PEARANCE FOR: Darren Miller

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 930 W. Diversey Parkway

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of the zoning lot at 930-32 W. Division. Records indicate common ownership of both lots until 2004. The applicant requests division with out meeting bulk and zoning requirements of a B3-2 Community Shopping District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAY 18 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 April 17, 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 she wishes to subdivide an existing zoning lot. A new building was erected on 932 W. Diversey. The appellant does not own that property. The Board will permit the Appellant to divide the lot. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1515 Diversey Development, LLC **CAL NO.:** 129-09-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: Lauren Winters **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 1511-19 W. Diversey Parkway
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 19 dwelling unit building whose minimum lot area shall be 12,528 sq. ft. instead of 13,300 sq. ft. which is not less than 90% of the required area.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 she is opposed to this project because she feels that the size of the building will alter the character of the neighborhood and will add to the density of the area. The applicant has been before the Board previously (Cal. No. 122-07-Z) to establish a 4 story 16 dwelling unit building with yard reductions. The applicant stated that the size of the building will not change. There will only be an increase of the units within the building. The applicant shall be permitted to establish a 4-story 19 dwelling unit building whose minimum lot area shall be 12,528 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

MINUTES OF MEETING:

April 17, 2009

CAL NO.: 129-09- Z

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

MAY 18 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Elegant Beauty Salon and Spa, Inc. CAL NO.: 130-09-S

PEARANCE FOR: MAP NO.: 20-G

APPEARANCES AGAINST: MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 8100 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 B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

MAY 18 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: Kathryn Krumsee **CAL NO.:** 131-09-Z

PEARANCE FOR: Thomas Pikarski **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 3702 N. Hermitage 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 expansion and additions (duplexing existing units into the basement and attic) whose combined side yards shall be 2'-4" (4½" on the north and 2' on the south) and to increase the height to 33' instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 expand an existing building (duplexing existing units into the basement and attic) whose combined side yards shall be 2'-4" (4½" on the north and 2' on the south) and to increase the height to 33' ; 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: George Jackson

CAL NO.: 132-09-S

PEARANCE FOR:

MAP NO.: 1-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 3559 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 19, 2009

THE VOTE

MAY 18 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: Joan and Fred Gebbia CAL NO.: 133-09-A

PEARANCE FOR: Mark Kupiec MAP NO.: 5-I

APPEARANCES AGAINST: None MINUTES OF MEETING: April 17, 2009

PREMISES AFFECTED: 1857 N. Mozart Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of one dwelling unit for one commercial unit in an RS-3 Residential Single-Unit (Detached House) District. There will be a total of 4 dwelling units at this location.

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

THE VOTE

MAY 18 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 member showing their vote.

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 April 17, 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 the property was purchased as a four unit building. City records showed one commercial unit on the 1st floor. The applicant shall be granted a substitution of use of a residential unit for a former commercial unit. There will be two dwelling units on the 1st floor and two dwelling units on the 2nd floor. A permit shall be obtained to memorialize this decision. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

Signature line with handwritten initials and the title CHAIRMAN.

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

APPLICANT: Damon and Stacey Sather

CAL NO.: 134-09-Z

PEARANCE FOR: Thomas Moore

MAP NO.: 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 2121 W. Wilson 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 2 1/2-story single family residence whose front yard shall be 13'-10" instead of 19.86', the west side yard shall be 2.6', the east side yard shall be 3.0' instead of a combined 7' and to reduce the rear yard open space to 151 sq. ft. instead of 320 sq. ft.

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

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 2 1/2-story single family residence whose front yard shall be 13'-10", the west side yard shall be 2.6', the east side yard shall be 3.0' and to reduce the rear yard open space to 151 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BPC

CHAIRMAN

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

APPLICANT: Benny Abraham

CAL NO.: 135-09-A

PEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 3934-42 W. Leland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 5th dwelling unit to be legalized in an RS-3 Residential Single-Unit (Detached House) District. This unit is in the basement at 4700 N. Harding. The Zoning Administrator will not accept the Department of Water record alone as proof of a legally established non-conforming dwelling unit.

ACTION OF BOARD--
CASE CONTINUED TO MAY 15, 2009

THE VOTE

MAY 18 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



CHAIRMAN

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

APPLICANT: Jalam Esme CAL NO.: 136-09-A
PEARANCE FOR: James J. Banks MAP NO.: 11-L
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 5038 W. Sunnyside Avenue April 17, 2009

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

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

THE VOTE

MAY 18 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 April 17, 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 building as a two unit building. The testimony of the architect was that in his opinion, the unit was of original construction. He stated that it is his belief that the building which was built in 1915 was constructed with 2 dwelling units. The Board will permit the appellant to establish 2 dwelling units at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision. A variation for this property has also been granted in Cal. No. 137-09-Z.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jalam Esme **CAL NO.:** 137-09-Z

PEARANCE FOR: James J. Banks **MAP NO.:** 11-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 5038 W. Sunnyside 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 dormer addition whose height shall be 33' instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

**MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 was granted for this property to establish 2 dwelling units (136-09-A). The applicant shall now be permitted to establish a dormer addition that will increase the height of the building to 33'; 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: Kathleen Rooney

CAL NO.: 139-09-A

PEARANCE FOR:

MAP NO.: 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 559 W. 37th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 2 dwelling units to be established in a B1-1 Neighborhood Shopping District. The applicant claims one dwelling unit on the 1st floor and 1 dwelling unit on the 2nd floor. A 1993 permit states 3 dwelling units and the Department of Water records from 1953 states one tavern on the 1st and 1 dwelling unit on the 2nd floor.

ACTION OF BOARD--
CASE CONTINUED TO AUGUST 21, 2009

THE VOTE


MAY 18 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


CHAIRMAN

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

APPLICANT: Eun Joo Park

CAL NO.: 140-09-S

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 3337 N. Southport 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO MAY 15, 2009

THE VOTE

MAY 18 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: Trustees of the Graceland Cemetery **CAL NO.:** 141-09-Z
Improvement Fund d/b/a Graceland Cemetery

APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 11-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 4001 N. Clark 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 4.5' ornamental iron addition to be located on to an existing 7' to 9' existing brick wall (non-conforming). The wall and ornament iron top will then be between 11.5' to 13.5' in height.

ACTION OF BOARD--

THE VOTE

MAY 18 2009

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

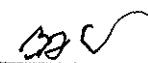
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 4.5' ornamental iron addition to be located on to an existing 7' to 9' existing brick wall (non-conforming). The wall and ornament iron top will then be between 11.5' to 13.5' in height. The applicant stated that the height of the addition is need to prevent vandalism at the cemetery and it will replace the existing barbed wire that is currently being used; 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** it is issued.



CHAIRMAN

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

APPLICANT: Sonis Dua **CAL NO.:** 142-09-S

PEARANCE FOR: Same **MAP NO.:** 13-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 5055-57 N. Clark Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

MAY 18 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 April 17, 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 nail salon; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Carrie Valencia CAL NO.: 143-09-S
PEARANCE FOR: Same MAP NO.: 3-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
April 17, 2009
PREMISES AFFECTED: 2152 W. Division Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

MAY 18 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:

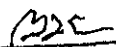
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Ravenswood Holdings, LLC,
c/o George and Kim Ruhana

CAL NO.: 144-09-A

APPEARANCE FOR:

MAP NO.: 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 4530 N. Hermitage Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a principal residence (the front building) to be demolished and then rebuilt in an RS-3 Residential Single-Unit (Detached House) District. There are two residential buildings on one zoning lot. There is a 3 dwelling unit building at the front of the lot and a 1 dwelling unit building with 2 parking spaces at the rear of the lot. The Zoning Administrator states if the front building is demolished, the rear building becomes a principal use detached building. Section 17-1-1300 states no more than one principal use detached residential building may be located on a zoning lot and a principal detached residential building may not be located on a zoning lot that contains any other principal building. Section 17-15-0304-B states when a structure containing a non-conforming use (here 3 dwelling units) is intentionally damaged (demolition) by causes within the control of the owner, re-establishment of the non-conforming use is prohibited. The new house will also not have parking.

ACTION OF BOARD--
CASE CONTINUED TO MAY 15, 2009

THE VOTE

MAY 18 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Ravenswood Holdings, LLC,
c/o George and Kim Ruhana

CAL NO.: 145-09-Z

APPEARANCE FOR:

MAP NO.: 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 4530 N. Hermitage 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 2 1/2-story single family residence without parking whose total side yards shall be 3' on the south and 4' on the north instead of 10'.

ACTION OF BOARD--
CASE CONTINUED TO MAY 15, 2009


THE VOTE

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

MAY 18 2009

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Joe and Colleen Klein **CAL NO.:** 146-09-Z

PEARANCE FOR: James J. Banks **MAP NO.:** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 1515-21 N. Hoyne 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, the division of an improved zoning lot. The existing single family residence (1517-21 N. Hoyne) shall have an average rear yard of 27'-4" instead of 45'. The property shall contain a new 2 car garage.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 divide an improved zoning lot. The existing single family residence (1517-21 N. Hoyne) shall have an average rear yard of 27'-4". The property shall contain a new 2 car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Joe and Colleen Klein **CAL NO.:** 147-09-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 17, 2009
PREMISES AFFECTED: 1515-21 N. Hoyne 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 2-story single family residence, whose rear yard shall be zero instead of 42'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 permitted to sub-divide an existing zoning lot (Cal. No. 146-09-Z). The applicant shall now be permitted to construct a 2-story single family residence, whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B. C.

CHAIRMAN

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

APPLICANT: MM Connolly Inc.

CAL NO.: 148-09-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 2538 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an TR-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed de-conversion of a 5 dwelling unit building to a 4 dwelling unit building with the expansion of the two first floor dwelling units to be duplexed into the ground floor and two 3rd floor units to be duplexed into the 4th floor.

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		

THE RESOLUTION:

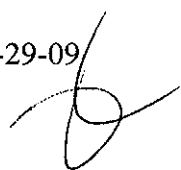
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 2009 and

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 de-convert a 5 dwelling unit building to a 4 dwelling unit building with the expansion of the two first floor dwelling units to be duplexed into the ground floor and two 3rd floor units to be duplexed into the 4th floor* ; 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.

* Scribners Error 7-29-09



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

APPLICANT: MM Connolly Inc.

CAL NO.: 148-09-Z

PEARANCE FOR: James J. Banks

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 2538 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an TR-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed de-conversion of a 5 dwelling unit building to a 4 dwelling unit building with the expansion of the two first floor dwelling units to be duplexed into the ground floor and to allow storage in the attic.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 de-convert a 5 dwelling unit building to a 4 dwelling unit building with the expansion of the two first floor dwelling units to be duplexed into the ground floor and to allow storage in the attic; 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: Ultimate Homes, LLC **CAL NO.:** 149-09-S
PEARANCE FOR: James J. Banks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009
PREMISES AFFECTED: 2257 W. Belmont 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 4-story 8 dwelling unit building with residential use below the 2nd floor in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

MAY 18 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:

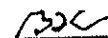
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 27, 2008; and

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 Department of Zoning and Land Use Planning has recommended denial of the proposed ground floor use. The applicant has stated that a commercial use on the ground floor of the building would not be practical. The appraiser has testified that there are many empty ground floor commercial units that are in the area. The Board will permit the applicant to establish residential use below the second floor in a C1-3 Neighborhood Commercial District; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Robert Dougherty, President-Lake Edge Cooperative Apartments **CAL NO.:** 151-09-A

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 17, 2009

PREMISES AFFECTED: 3017 E. 78th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 26 dwelling units to be established in a 7-story building in an RM-5 Residential Multi-Unit District. The most recent permit states only 24 dwelling units.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

MAY 18 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 April 17, 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 there have always been 26 units in this building. He stated that the 2 units in question were residence for maintenance people which have since been purchased by the co-op. The Board will permit the establishment of 26 units at the location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Pinky Nail, Inc. **CAL NO.:** 152-09-S
APPEARANCE FOR: Lisa Marino **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 1624 W. Division Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

MAY 18 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 April 17, 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 nail salon; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

132 C

CHAIRMAN

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

APPLICANT: Talbott Associates, L.P. **CAL NO.:** 153-09-Z
APPEARANCE FOR: Scott Borstein **MAP NO.:** 3-E
APPEARANCES AGAINST: Kris Kasten **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 16-20 E. Delaware Place
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, the addition of 6,280 sq. ft. to the existing hotel which is not more than 10% of the area which has existed prior to the passage of this ordinance. The Zoning Board of Appeals previous allowed an #20-07-Z (12,391 sq. ft.) and #169-08-Z (1,360 sq. ft.).

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 he is concerned that construction of the addition would cause damage to the neighboring building at 40 E. Delaware; the objector stated that he is also concerned about the disruption of traffic in the alley. He stated that the trucks and other vehicles used during construction would create traffic problems. The Board notes that the applicant has had two previous cases for this location in the past. 20-07-Z and 143-08-Z, both of which were approved. The Board will permit the applicant to establish an addition of 6,280 sq. ft. to the existing hotel which is not more than 10% of the area which has existed prior to the passage of this ordinance; 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**

Boc

 CHICAGO

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

APPLICANT: Lynn Carroll **CAL NO.:** 154-09-Z
PEARANCE FOR: Same **MAP NO.:** 3-K
APPEARANCES AGAINST: Laura Lewis **MINUTES OF MEETING:**
April 17, 2009
PREMISES AFFECTED: 1507 N. Kedvale 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 3-story rear addition, whose north side yard shall be 2.85' instead of 2.88' and to increase the building's height to 31'-6" instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 she was not opposed to the project as long as the building stood as is. the applicant stated that she is simply replacing the enclosed porches in the rear of the building as they exist today and that the size or height will not be increased from the way they are currently; the applicant shall be permitted to construct a 3-story rear addition, whose north side yard shall be 2.85' and to increase the building's height to 31'-6"; 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: City Outdoor, LLC

CAL NO.: 155-09-A

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 707 W. Harrison Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 600 sq. ft. off-premise (advertising) wall sign in a DS-5 Downtown Service District. The current code would allow no more than 360 sq. which is 4 times the 90 foot frontage of the building.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 19, 2009

THE VOTE

MAY 18 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

[Signature]
CHAIRMAN

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

APPLICANT: Salon Rouge, LLC

CAL NO.: 156-09-S

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 1628 N. Wells 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 B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO MAY 15, 2009

THE VOTE

MAY 18 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		

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: 3 Diamond Development **CAL NO.:** 157-09-S
APPEARANCE FOR: Kate Duncan **MAP NO.:** 20-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 2753-57 W. 79th Street/7901-07 S. California 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, in a B1-1 Neighborhood Shopping District, to serve the senior residence building located at 2801 W. 79th Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

MAY 18 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 April 17, 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 accessory parking lot to serve the senior residence building located at 2801 W. 79th Street. The testimony of the appraiser was that the use would not have a negative impact on the neighborhood 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 Zoning and Land Use Planning recommends approval of the proposed off-site parking, provided construction is consistent with the layout illustrated on the site plan, dated February 27, 2009, prepared by Cubellis 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

 BJC
 CHAIRMAN

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

APPLICANT: Takada Dixon Epps

CAL NO.: 158-09-S

APPEARANCE FOR:

MAP NO.: 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 1613 W. 87th Street

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

ACTION OF BOARD--
CASE CONTINUED TO MAY 15, 2009

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MAY 18 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: Ayman Owaynat

CAL NO.: 159-09-A

APPEARANCE FOR:

MAP NO.: 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 356 N. Cicero Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a liquor store to be licensed in a PMD #9 Planned Manufacturing District. The use was originally a grocery store with liquor as an accessory. The last license for food was 2001. The retail food use has ceased, a liquor store is not a permitted use today.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

MAY 18 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: Chicago Board of Education **CAL NO.:** 160-09-Z

APPEARANCE FOR: Terrance Diamond **MAP NO.:** 1-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 1628 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, an on-site parking lot for teachers, whose front yard shall be 7' instead of 15'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 on-site parking lot whose front yard shall be 7'; the parking lot shall serve an existing school; 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

BSU

CHAIRMAN

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

APPLICANT: Austin Career Education Center **CAL NO.:** 161-09-S
APPEARANCE FOR: Kate Duncan **MAP NO.:** 3-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 5352-62 W. Chicago Avenue/803-11 N. Long 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 elementary school in a B3-5 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

MAY 18 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 April 17, 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 elementary school; the testimony of the appraiser was that the use would not have a negative impact on the neighborhood and is in character of 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 Zoning and Land Use Planning has no objection to the establishment of the school 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

B2C

CHAIRMAN

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

APPLICANT: Digits Nail Spa

CAL NO.: 162-09-S

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 1206 W. Webster 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 B3-2 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

MAY 18 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: John and Mireya McGee
d/b/a J & M Hair Designers

CAL NO.: 163-09-S

APPEARANCE FOR: Christopher Koczwar

MAP NO.: 12-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 5734 S. 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 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

MAY 18 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 April 17, 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 negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B26

CHAIRMAN

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

APPLICANT: Miroslaw Wyrwal

CAL NO.: 164-09-Z

APPEARANCE FOR:

MAP NO.: 12-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

PREMISES AFFECTED: 5772 S. Archer 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 license (for a DJ and Dancing) within an existing restaurant.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 19, 2009

THE VOTE

MAY 18 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: Gary Burg **CAL NO.:** 165-09-Z

PEARANCE FOR: Lisa Marino **MAP NO.:** 7-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 17, 2009

PREMISES AFFECTED: 2537-41 N. Sawyer 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 7 auto parking pad whose front yard shall be zero instead of 7.44' and the required side yards shall be zero each instead of 9.7' combined.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

**MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 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 parking pad whose front yard shall be zero and the required side yards shall also be zero each. special use was also granted for this location in Cal. No. 489-08-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: ADA Properties, Inc. CAL NO.: 166-09-S

PEARANCE FOR: Lisa Marino MAP NO.: 9-M

APPEARANCES AGAINST: None MINUTES OF MEETING: April 17, 2009

PREMISES AFFECTED: 5801-11 W. Irving Park Road

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 20 private passenger vehicles, in a B1-1 Neighborhood Shopping District, to serve the physical therapist at 5820-24 W. Irving Park Road.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

MAY 18 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 with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 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 accessory parking lot for 20 private passenger vehicles to serve a the physical therapist at 5820-24 W. Irving Park Road 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 off-site parking.

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

APPROVED AS TO SUBSTANCE

Signature line with 'BSC' and 'CHAIRMAN' title.

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

APPLICANT: ADA Properties, Inc. **CAL NO.:** 167-09-Z
PEARANCE FOR: Lisa Marino **MAP NO.:** 9-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 17, 2009
PREMISES AFFECTED: 5801-11 W. Irving Park Road
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, an off-site parking lot which will share parking with an existing church. The physical therapy requires 20 spaces.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

MAY 18 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 April 17, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted for this location in Cal. No. 167-09-Z. The applicant shall be permitted to establish an off-site parking lot which will share parking with an existing church. The physical therapist office requires 20 spaces. 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

BSC

CHAIRMAN

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

APPLICANT: Gary Burg

CAL NO.: 490-08-Z

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 17, 2009

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--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAY 18 2009
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

BSC
CHAIRMAN