

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

**APPLICANT:** Allcom Funding Inc. **CAL NO.:** 108-09-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 16-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 August 21, 2009  
**PREMISES AFFECTED:** 6613 S. Michigan 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 dwelling unit building whose front yard shall be 11'-7" instead of 15', the south side yard shall be 1'-10" instead of 2.94', to reduce rear yard open space to 182.3 sq. ft. instead of 475 sq. ft.

**ACTION OF BOARD—  
 VARIATION GRANTED**

SEP 21 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		

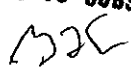
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 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 dwelling unit building whose front yard shall be 11'-7", the south side yard shall be 1'-10" and to reduce rear yard open space to 182.3 sq. ft.; the Board finds that the applicant must provide 2 parking spaces for this property; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

at 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:** Kathleen Rooney

**CAL NO.:** 139-09-A

**APPEARANCE FOR:** Mark Kupiec

**MAP NO.:** 8-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
August 21, 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--**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

**SEP 21 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 August 21, 2009; and

WHEREAS, the district maps show that the premises is located in a B1-1 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that the building contains one commercial unit and two dwelling units. The Board will permit the appellant to retain one commercial unit and two dwelling units at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

**APPROVED AS TO SUBSTANCE**

*[Signature]*

**CHAIRMAN**

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

**APPLICANT:** Sally Weiner **CAL NO.:** 183-09-A  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
August 21, 2009  
**PREMISES AFFECTED:** 3744 N. Southport Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non conforming development. There are 2 residential buildings on this lot. The applicant wishes to expand the rear building with an artist live work (efficiency unit) space in a B3-2 Community Shopping District.

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

**THE VOTE**

**SEP 21 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		

**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 August 21, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter wants to expand the rear building with an artist live work space. The code does not permit the expansion of a coach house § 17-15-0303-E. Which states, non- conforming coach houses..... may continue to be occupied as dwelling units provided that they have been continuously vacant for more than one year. Incidental repairs and normal maintenance necessary to keep the nonconforming coach house in sound condition are permitted, but no expansions are allowed. The Board finds that the Zoning Administrator did not err in her determination and her decision is affirmed and the appeal is denied.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Sally Weiner

**CAL NO.:** 184-09-S

**APPEARANCE FOR:** Mark Kupiec

**MAP NO.:** 9-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
AUGUST 21, 2009

**PREMISES AFFECTED:** 3744 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 an artist live work space (efficiency unit) in the rear building in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION DENIED

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2009; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; An appeal was denied in Cal. No. 183-09-A; The code does not permit the expansion of a coach house § 17-15-0303-E. Which states, non- conforming coach houses..... may continue to be occupied as dwelling units provided that they have been continuously vacant for more than one year. Incidental repairs and normal maintenance necessary to keep the nonconforming coach house in sound condition are permitted, but no expansions are allowed. The applicant shall not be permitted to establish an artist live work space; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not 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 not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be denied.

**APPROVED AS TO SUBSTANCE**

*BJC*

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Sally Weiner **CAL NO.:** 185-09-Z  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
August 21, 2009  
**PREMISES AFFECTED:** 3744 N. Southport Avenue  
**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a open stair case whose rear yard shall be 25' instead of 30'.

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

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2008 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was denied in Cal. No. 183-09-A; The code does not permit the expansion of a coach house § 17-15-0303-E. Which states, non- conforming coach houses..... may continue to be occupied as dwelling units provided that they have been continuously vacant for more than one year. Incidental repairs and normal maintenance necessary to keep the nonconforming coach house in sound condition are permitted, but no expansions are allowed. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny a variation in the application of the district regulations of the zoning ordinance.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Abelina Villegas

**CAL NO.:** 187-09-A

**APPEARANCE FOR:** Same

**MAP NO.:** 4-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
May 15, 2009

**PREMISES AFFECTED:** 2018 S. Loomis Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 6 dwelling units in a front building and 2 dwelling units in a front building and 4 units in the rear building in a M1-2 Limited Manufacturing/Business Park District.

**ACTION OF BOARD--**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

SEP 21 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 August 21 , 2009; and

WHEREAS, the district maps show that the premises is located in an M1-2 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant would like to establish 2 dwelling units in the front building and four dwellings units in the rear building. The appellant stated that there has always been six units on this property. The Board will permit the appellant to establish 2 dwelling units in the front building and 4 dwelling units in the rear building. the decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision.

**APPROVED AS TO CORRECTNESS**

*EJL*

**CHAIRMAN**

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

APPLICANT: Wrightwood Burling Place  
Condominium Associations

CAL NO.: 195-09-A

APPEARANCE FOR:

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 15, 2009

PREMISES AFFECTED: 734-44 W. Wrightwood Avenue/2602-08 N. Burling Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish 31 dwelling units in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no certificate of the number of dwelling units.


ACTION OF BOARD--  
CASE CONTINUED TO OCTOBER 16, 2009

THE VOTE

SEP 21 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: NMD Investments LLC

CAL NO.: 210-09-S

PEARANCE FOR:

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 19, 2009

PREMISES AFFECTED: 1611 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story retail and parking garage (with accessory and non-accessory parking) located on a pedestrian street in a B3-2 Community Shopping District.

ACTION OF BOARD--  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

SEP 21 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

*BC*  
CHAIRMAN



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

APPLICANT: Thomas Kernan

CAL NO.: 222-09-Z

PEARANCE FOR:

MAP NO.: 15-N

APPEARANCES AGAINST:

MINUTES OF MEETING:

June 19, 2009

PREMISES AFFECTED: 6329 N. Natoma Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, the sub-division of an improved zoning lot into two zoning lots. The lot with a building (single family residence) shall have a 32.96' rear yard instead of 38.31', the south side yard shall be 4.59' instead of 5', the north side yard shall be 2.14' instead of 5', the combined side yards shall be 6.73' instead of 15'.

ACTION OF BOARD--  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

SEP 21 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: Andrew Collis

CAL NO.: 223-09-A

PEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:

June 19, 2009

PREMISES AFFECTED: 5408 W. Berteau Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3rd dwelling unit to be established in an RS-3 Residential Single-Unit (Detached House) District. The 1959 and 2006 building permits stated a 2 dwelling unit building (#10011762 and #256912).

ACTION OF BOARD--  
CASE CONTINUED


THE VOTE

SEP 21 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:** Aneta Szynalik  
d/b/a Dream Factory Salon & Spa

**APPEARANCE FOR:** James J. Banks

**APPEARANCES AGAINST:** None

**PREMISES AFFECTED:** 5635 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 beauty salon and nail salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**CAL NO.:** 229-09-S

**MAP NO.:** 7-M

**MINUTES OF MEETING:** June 19, 2009

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

**SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 26, 2009; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*BCL*

**CHAIRMAN**

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

**APPLICANT:** 1658 N. Leavitt LLC

**CAL NO.:** 243-09-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1652 N. Leavitt

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to permit parking in the north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' instead of 7'-6".

**ACTION OF BOARD**

CASE CONTINUED TO OCTOBER 16, 2009

**THE VOTE**

SEP 21 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

*CSJC*

CHAIRMAN

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

APPLICANT: Claudia Mosier

CAL NO.: 249-09-A

APPEARANCE FOR:

MAP NO.: 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
July 17, 2009

PREMISES AFFECTED: 2543 W. Cullom Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow applicant to claim to be a family community home. The Zoning Administrative has determined the use to be a transitional residence because the people living at the site stay until they move to independent living. The applicant's stated goal is to move its clients from the residence and therefore is a temporary residential living arrangement in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--  
CONTINUED TO SEPTEMBER 18, 2009

THE VOTE

SEP 21 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:** Ricardo Hernandez **CAL NO.:** 278-09-S  
**APPEARANCE FOR:** Same **MAP NO.:** 4-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 17, 2009  
**PREMISES AFFECTED:** 1441 W. 18th Street  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor in a B3-2 Community Shopping District.

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

**THE VOTE**

**SEP 21 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		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 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 tattoo parlor. 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 has no objection to the proposed tattoo parlor.

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: Refik Fazilbasic

CAL NO.: 285-09-A

APPEARANCE FOR: Same

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5077 N. Lincoln Ave

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to allow a one story addition to an existing 1 retail and 2 dwelling unit building. The applicant wishes to add 526 square feet of living space more than is currently allowed in a B3-1. The applicant needs a zoning change to B3-2.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

SEP 21 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 August 21, 2009; and

WHEREAS, the district maps show that the premises is located in a B3-1 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant's property contains area, living space, that is in excess of what is permitted in a B3-1 zoning district. The Board has no authority to increase the existing area. The Board finds that the relief that is being requested by the appellant can not be granted. The Board finds that the applicant must have the property re-zoned in order to add the additional square footage that has been requested. The decision of the Zoning Administrator is affirmed and the appeal is denied.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

APPLICANT: 608 W. Adams LLC

CAL NO.: 286-09-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 608 W. Adams Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of a proposed public parking lot for 8 private passenger vehicles ( outside the central area parking district.

**ACTION OF BOARD**

CASE CONTINUED TO OCTOBER 16, 2009

**THE VOTE**

AFFIRMATIVE NEGATIVE ABSENT

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

SEP 21 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN



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

APPLICANT: David Crosby

CAL NO.: 287-09-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:

August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2115 N. Dayton

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of in an RT-4 zoning district, a proposed 2 story rear addition whose combined side yards shall be . 67' (.67' north side yard and zero south side yard) instead of 3.33'

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 story rear addition whose combined side yards shall be . 67' (.67' north side yard and zero south side yard); 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: Walter Anderson

CAL NO.: 288-09-A

APPEARANCE FOR:

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 11925 S. Emerald

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a 13 unit single room occupancy instead of an 11 single room occupancy which is designated by permit # 100-11037 issued in May of 2006

**ACTION OF BOARD**

CASE CONTINUED TO OCTOBER 16, 2009

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

SEP 21 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*BLC*

CHAIRMAN

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

APPLICANT: Son Pohl

CAL NO.: 289-09-A

APPEARANCE FOR:

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 4152 W. North Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow a commercial printing service to be established in a B1-1. The last business license for a printer expired February 15, 2007, more than 26 months ago. The property should be re-zoned to a C-1 or higher.

ACTION OF BOARD

THE VOTE

SEP 21 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 August 21, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that when he purchased the building that there was a print shop operating at this location. The appellant testified that there has been a continuous use at this location. The Board will permit the appellant to re-establish a printing service at this location. A business license shall be obtained to memorialize the Board's decision. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

*DJC*

CHAIRMAN

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

**APPLICANT:** Marantha CDC

**CAL NO.:** 290-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 160 N. Cicero

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed community center in a B3-2 zoning district.

**ACTION OF BOARD**

CASE CONTINUED TO OCTOBER 16, 2009

**THE VOTE**

SEP 21 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: Ioan Gaode, Lidia Gaode

CAL NO.: 291-09-Z

APPEARANCE FOR: Paul Kulas

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6440 N. Troy Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of 2 proposed 3- story open porches whose north side yard shall be zero instead of 4.2'.

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 two 3- story open porches whose north side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BSC  
CHAIRMAN

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

**APPLICANT:** Donna Swinford

**CAL NO.:** 292-09-Z

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2426 N. Fairfield

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed one story front porch whose front yard set back shall be 6'-2 5/8" instead of 20', the combined side yard s shall be 4'-11/16" instead of 5' ( 11/16" on the north and 4' on the south)

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

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 one story front porch whose front yard set back shall be 6'-2 5/8", the combined side yards shall be 4'-11/16" ( 11/16" on the north and 4' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BAC*

CHAIRMAN

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

**APPLICANT:** Intercultural Montessori School

**CAL NO.:** 293-09-S

**APPEARANCE FOR:** Gregg Gaines

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 114 S. Racine

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed private elementary school.

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

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 private elementary school; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding 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 elementary school.

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
CHAIRMAN

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

APPLICANT: Ambassador Inc.

CAL NO.: 294-09-Z

APPEARANCE FOR: Michael Lavelle

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7050 W. Belmont Ave.

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed public place of amusement within 125' of an R district.

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 public place of amusement license within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*BDC*



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

**APPLICANT:** Sylwester Bzdula

**CAL NO.:** 295-09-A

**APPEARANCE FOR:** Same

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6969 W. Oakdale

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow the applicant to create a living space into the basement of a 2 dwelling unit building. There is a Circuit Court Order ( 94M1-403835- dated September 9, 1994) which prohibits living space in the basement - "storage use only"

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

SEP 21 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 August 21, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: There is a Circuit Court Order ( 94M1-403835- dated September 9, 1994) which prohibits living space in the basement - "storage use only". The applicant is instructed to return to court and have a judge vacate the prohibition of living space in the basement. If a court vacates the prior order, The Board will allow additional living space, but not an additional dwelling unit in the basement. The decision of the Zoning Administrator is affirmed and the appeal is denied.

**APPROVED AS TO SUBSTANCE**



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

**APPLICANT:** Jose R. Flores

**CAL NO.:** 296-09-S

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4240 N. Cicero

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish a barber shop.

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

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 barber shop at this location; 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 barber shop.

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

**APPROVED AS TO SUBSTANCE**

\_\_\_\_\_  
[Signature]

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

**APPLICANT:** Indo-American Center

**CAL NO.:** 297-09-S

**APPEARANCE FOR:** Gary Wigoda

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6328 N. California

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish a community center on multiple floors.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 community center; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the 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 community center.

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

**APPROVED AS TO SUBSTANCE**

*BAC*

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

APPLICANT: Hoyne Savings Bank

CAL NO.: 298-09-S

APPEARANCE FOR: William Weidenarr

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7001-7009 W. Grand Ave.

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

ACTION OF BOARD  
APPLICATION APPROVED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 financial institution with a drive through; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed drive-through facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by the Hezner Corporation, dated April 16, 2009, 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



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

APPLICANT: Miles Cole

CAL NO.: 299-09-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 44 W. 112th Place

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed transitional residence.

**ACTION OF BOARD**

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 transitional residence; the Board finds that the applicant may not have more than 8 clients reside at this location at one time; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed transitional residence provided that no more than 8 clients reside on site.

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

**APPROVED AS TO SUBSTANCE**

*BSC*

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

APPLICANT: Chicago Board of Education

CAL NO.: 300-09-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: David Lubin, Kathleen O'Connell

PREMISES AFFECTED: 6136-38 S. Ellis

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed off-site parking lot for private passenger vehicles to serve the school at 6145 S. Ingleside.

ACTION OF BOARD  
APPLICATION APPROVED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 objectors in this matter stated that they are concerned about the maintenance and safety of the parking lot; they have both stated that they have been cleaning and maintaining the lots for a long time; they also stated that the parking lot has been a source of drug activity; the applicant stated that they will make sure that the lot will be secured after school hours and will not be left unlocked. The Board also finds that the applicant must maintain all landscaping at this site. The applicant shall be permitted to establish an off-site parking lot to serve the school at 6145 S. Ingleside; 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 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 parking lot, provided fencing and landscaping are installed consistent with the site plan drawing prepared by Tilton Kelly Bell, LLC., dated August 18, 2009.

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

APPROVED AS TO SUBSTANCE

*BAC*

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

APPLICANT: Chicago Board of Education

CAL NO.: 301-09-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: David Lubin, Kathleen O'Connell

PREMISES AFFECTED: 6136-38 S. Ellis

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed school parking lot whose front yard set back shall be 7' for landscaping instead of 20' and the combined side yards shall be 4' instead of 10'

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 objectors in this matter stated that they are concerned about the maintenance and safety of the parking lot; they have both stated that they have been cleaning and maintaining the lots for a long time; they also stated that the parking lot has been a source of drug activity; the applicant stated that they will make sure that the lot will be secured after school hours and will not be left unlocked. The Board also finds that the applicant must maintain all landscaping at this site. The applicant shall be permitted to establish a parking lot to serve the school at 6145 S. Ingleside whose front yard set back shall be 7' for landscaping and the combined side yards shall be 4'. A special use for this location has been granted in Cal. No. 300-09-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*[Handwritten signature]*

*[Small illegible stamp]*

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

APPLICANT: Chicago Board of Education

CAL NO.: 302-09-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9001-13 S. Exchange Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed parking lot for private passenger vehicles to serve the elementary school at 9000 S. Exchange Avenue.

ACTION OF BOARD  
APPLICATION APPROVED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 lot for private passenger vehicles to serve the elementary school at 9000 S. Exchange Avenue. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board also finds that all landscaping for the parking lot must be maintained; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot, provided fencing and landscaping are installed consistent with the site plan drawing prepared by FGM Architects, dated August 14, 2009.

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

APPROVED AS TO SUBSTANCE

*[Handwritten signature]*

*[Handwritten signature]*



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

APPLICANT: Chicago Board of Education

CAL NO.: 303-09-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9000-08 S. Commercial Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed parking lot for private passenger vehicles to serve an elementary school at 9000 S. Exchange Avenue

ACTION OF BOARD  
APPLICATION APPROVED

THE VOTE

SEP 21 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 lot for private passenger vehicles to serve the elementary school at 9000 S. Exchange Avenue. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board also finds that all landscaping for the parking lot must be maintained; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot, provided fencing and landscaping are installed consistent with the site plan drawing prepared by FGM Architects, dated August 14, 2009.

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

APPROVED AS TO SUBSTANCE  
*ASB*  
CHAIRMAN

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

**APPLICANT:** The South Side School

**CAL NO.:** 304-09-S

**APPEARANCE FOR:** Gregg Gaines

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1601-21 S. Halsted

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed private elementary school.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 private elementary school at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

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

APPLICANT: Michael Schimpf

CAL NO.: 305-09-A

APPEARANCE FOR:

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 2245 S. Blue Island Avenue

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of a drive through in a service station with a car wash. In PMD #11 drive through facilities are not permitted by code.

**ACTION OF BOARD**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

SEP 21 2009

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

**APPLICANT:** Michael Schimpf

**CAL NO.:** 306-09-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2245 S. Blue Island Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed gasoline service station.

**ACTION OF BOARD**  
APPLICATION APPROVED

**THE VOTE**

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 gasoline service station. The testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed gas station, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Sorce Architecture, dated August 19, 2009, 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;

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

APPLICANT: Michael Schimpf

CAL NO.: 307-09-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2243 S. Blue Island Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed car wash within a gasoline service station

ACTION OF BOARD  
APPLICATION APPROVED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 car wash within a gasoline service station; a special use was granted for a gasoline service station in Cal. No. 306-07-S; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed car wash, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Sorce Architecture, dated August 19, 2009, 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

CHAIRMAN

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

APPLICANT: Lori Ann Bolnick & Gregory Kaufman

CAL NO.: 308-09-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1645 W. Pierce

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of four dwelling units with two parking spaces

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

SEP 21 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 August 21, 2009; and

WHEREAS, the district maps show that the premises is located in an RM 5.5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that she purchased the building with its current configuration. She also stated that there has only been 2 parking spaces since the time she purchased the building. The Board will permit the appellant to establish a 4 dwelling unit building with to parking spaces. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

*[Signature]*

CHAIRMAN

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

**APPLICANT:** Lori Ann Bolnick & Gregory Kaufman

**CAL NO.:** 309-09-Z

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1645 W. Pierce

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed rear deck above the garage and a rear portion of the building whose front yard shall be zero instead of 12', the combined side yard shall be 2' -10 1/2" zero on the west and 2'-10 1/2" on the east instead of 5', the rear yard shall be 22'-71/8" instead of 30' and to eliminate the 144 square feet of open space.

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

**SEP 21 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:**

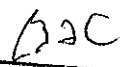
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 2009 and

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 in Cal. No.308-09-A; the Board will now permit the applicant to establish a rear deck above the garage and a rear portion of the building whose front yard shall be zero , the combined side yard shall be 2' -10 1/2" ( zero on the west and 2'-10 1/2" on the east), the rear yard shall be 22'-7 1/8" and to eliminate the 144 square feet of open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: David Cohen for Chance Michael Cohen CAL NO.: 310-09-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2745 W. Armitage

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the legalization of a 2 story addition whose combined side yards shall be zero each instead of 2'

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 2 story addition whose combined side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*BAC*  
CHAIRMAN



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

APPLICANT: Next East Oak LLC

CAL NO.: 311-09-A

APPEARANCE FOR: Andrew Scott

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1005 N. State Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a projecting ( over the public way) double faced illuminated sign with LED message center with a height of 16' and length of 6' 17-12-1102- Oak Street Special Corridor- Changing image signs are prohibited and video display signs are prohibited in this district.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

SEP 21 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 August 21, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant wishes to place a double faced illuminated sign with LED message center on a parking garage. The city claims the changing image sign is prohibited because it lies within the Oak Street Special Corridor ( § 17-12-1005-F) and also is prohibited because the sign is within 100' of an R or DR district. The Board finds that the garage to which the proposed sign will be attached is part of the multi-story, residential and commercial building that borders E. Oak Street., N. Rush St., E. Bellvue Pl., and N. State St. and is one improved zoning lot. The Board's photos show that the garage is attached to the multi story dwelling unit building to the south of the lot. There appears to be a restaurant to the north of the parking lot. The Board finds these three structures are on one zoning lot and were built at the same time and under the same permit. The Board finds the proposed sign lies in the Oak Street Special Corridor. The Board also finds the sign is on one zoning lot. The appellant has argued that the structures, restaurant garage and dwelling units were constructed across five separate parcels or lots of records. The sign sits on one parcel and there are two other parcels between the sign and the Oak Street Corridor. The Board does not agree. The site here is one improve zoning lot. There is no evidence showing that he lot has been lawfully divided The Board finds that the Zoning Administrator did not err in her determination and her decision is affirmed. The Appeal is denied and the applicant will not permitted to establish a video display sign at this location.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bench Warmers Inc, DBA Harry Caray

CAL NO.: 312-09-A

APPEARANCE FOR: Webster Powell

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3551 N. Sheffield

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of a video display on an existing building. the sign is located within 100' of a residential district. The residential district is next door. The sign is an on-premise advertising sign. 17-12-1005-G-3 (C) reads: Video Display Signs are prohibited within 100' of any R or DR district or public park with an area of 2 acres or more.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

SEP 21 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 August 21, 2009; and

WHEREAS, the district maps show that the premises is located in an 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 is requesting to establish a video display sign at this location. The appellant has stated that the video sign will not be visible to the residents that live next door to the building. The Board finds the video display sign will be located on a building and an improved zoning lot that abuts a residential district to the south. The ordinance does not allow a video display sign within 100' of an R- district. It is the view of the Zoning Administrator that the appellant must comply with section 17-12-1005-G-3 (C) which reads: Video Display Signs are prohibited within 100' of any R or DR district or public park with an area of 2 acres or more. The Board finds that the Zoning Administrator did not err and her decision is affirmed. The appellant will not be permitted to establish a video display sign at this location.

APPROVED AS TO SUBSTANCE

*D2C*

CHAIRMAN

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

**APPLICANT:** Yan K. Yu

**CAL NO.:** 313-09-A

**APPEARANCE FOR:** Martin Chen

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3243 S. Paulina

**NATURE OF REQUEST:** Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of a substitution of a tavern for a dwelling unit on a zoning lot which contains another one unit building.

**ACTION OF BOARD**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

SEP 21 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		

**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 August 21, 2009; and

WHEREAS, the district maps show that the premises is located in an 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 has stated that there was a tavern at this location that had been vacant for many years. The appellant wishes to substitute the former commercial use with a residential unit. The Board will permit the appellant to establish one dwelling unit where the tavern was located. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize the Board's decision.

**APPROVED AS TO SUBSTANCE**

*BCL*

**CHAIRMAN**

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

**APPLICANT:** Gladys R. Wilson & Associates

**CAL NO.:** 314-09-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3431-45 N. Harlem

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed religious facility in association with a commercial use.

**ACTION OF BOARD**

CASE CONTINUED TO OCTOBER 16, 2009

**THE VOTE**

SEP 21 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**

*MJC*

**CHAIRMAN**

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

**APPLICANT:** Ivette Diaz-Valdes DBA New Life New  
Look Hair Design

**CAL NO.:** 315-09-S

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE FOR:**

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1642 N. California

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

**ACTION OF BOARD**

CASE CONTINUED TO SEPTEMBER 18, 2009

**THE VOTE**

**SEP 21 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**

1320

**CHAIRMAN**

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

APPLICANT: Gramar LLC  
APPEARANCE FOR: Thomas Moore

CAL NO.: 316-09-A

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3658 N. Clark

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a second wall mount- off premise advertising sign.

**ACTION OF BOARD**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

SEP 21 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 August 21, 2009; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant maintains that there has always been two signs located on the south wall of the building. The applicant has provided photographs which tend to show these two signs. Testimony provided also stated that two advertising signs existed at this location. The Board will grant a second wall sign that is no more than 72 square feet to be established. A permit shall be obtained to memorialize this decision. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

BSC  
**CHAIRMAN**

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

APPLICANT: Yulin Yang

CAL NO.: 317-09-S

APPEARANCE FOR:

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST:

PREMISES AFFECTED: 3929 N. Ashland

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

**ACTION OF BOARD**

DISMISSED FOR WANT OF PROSECUTION

**THE VOTE**

SEP 21 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

BOE  
CHAIRMAN

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

APPLICANT: Miodrag Francev

CAL NO.: 318-09-Z

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2433 W. Fargo

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the division of an improved zoning lot, the remaining building shall have a 3.31' east side yard and a zero west side yard.

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 remaining building shall have a 3.31' east side yard and a zero west side yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN



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

APPLICANT: Miodrag Francev

CAL NO.: 319-09-Z

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:  
August 21, 2009

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2435 W. Fargo

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3 dwelling unit building whose front yard shall be 6'-11" instead of 15'; the combined side yards shall be zero instead of 6' with neither yard being less than 2.4' and the rear yard shall be 28' instead of 37.24'

ACTION OF BOARD  
VARIATION GRANTED

THE VOTE

SEP 21 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 August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 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 3 dwelling unit building whose front yard shall be 6'-11" ; the combined side yards shall be zero and the rear yard shall be 28'; 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

*CBC*

CHAIRMAN

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

**APPLICANT:** Miodrag Francev

**CAL NO.:** 320-09-Z

**APPEARANCE FOR:** Gary Wigoda

**MINUTES OF MEETING:**  
August 21, 2009

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2439 W. Fargo

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the subdivision of an improved zoning lot whose east side yard shall be 3' and the west side yard shall be zero

**ACTION OF BOARD**  
VARIATION GRANTED

**THE VOTE**

SEP 21 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:**

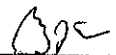
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held August 21, 2009, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 3, 2009 and

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 whose east side yard will be 3' and the west 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**



**CHAIRMAN**