

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

APPLICANT: Christian Dragon **CAL NO.:** 142-08-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 8-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008
PREMISES AFFECTED: 3329 S. Parnell 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 covered roof deck whose front yard shall be 9' instead of 15' for an existing 2-story single family residence.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

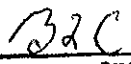
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a covered roof deck whose front yard shall be 9' for an existing 2-story single family residence; 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: Talbott Associates, L.P. **CAL NO.:** 143-08-Z

APPEARANCE FOR: Scott Borstein **MAP NO.:** 3-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 16-20 E. Delaware Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, an addition to an existing 16-story hotel. The applicant seeks an addition of 948 sq. ft. which is less than 15% of the area of this building which existed before the passage of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 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; this matter had been heard and approved by the Board in Cal. No. 20-07-S. The applicant has made changes to the plans that were previously approved. The applicant shall be permitted to construct an addition which will add 948 sq. ft; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BdC

CHAIRMAN

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

APPLICANT: Thomas V. Lawless **CAL NO.:** 144-08-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 14-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008
PREMISES AFFECTED: 6223 S. Major Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of four dwelling units in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that he wishes to establish four dwelling units in the existing building. He stated that he purchased the building in 2007 and that he purchased it as a four unit building. He stated that the materials that the walls are constructed of is consistent with construction material that was widely used over 50 years ago. An affidavit was also provided by the previous owners son that stated that to the best of his knowledge the building has always been used as a 4 dwelling unit building. The Board will permit the Appellant to establish 4 dwelling units at this location. The decision of the Zoning Administrator is reversed. A building permit must be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Tod Sippel RTM Investments **CAL NO.:** 145-08-A
APPEARANCE FOR: Alistar McGrath **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 18, 2008
PREMISES AFFECTED: 1107 W. Barry Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot. There are two buildings on the zoning lot in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that she wishes to replace the exiting porch with an open metal porch. The evidence shows this zoning lot has been divided many years ago. Neither the current owners of the front or rear building participated in the division. The Board recognizes the division and requires the appellant to obtain a building permit to memorialize this decision and the work on the porches.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Margaret C. Minikon **CAL NO.:** 146-08-S

APPEARANCE FOR: Same **MAP NO.:** 2-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 745 S. Kedzie Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: John McGarvey

CAL NO.: 147-08-Z

APPEARANCE FOR: Same

MAP NO.: 9-0

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3529 N. Oleander Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed front 1-story covered porch whose front yard shall be 11.7' instead of 20' on an single family residence.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant stated that he wishes to construct an addition and an open wooden porch. He also stated that the existing porch was in disrepair and that it needed to be replaced. The applicant shall be permitted to construct a 1-story covered porch whose front yard shall be 11.7' on a single family residence. 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: Leonard C. Goodman

CAL NO.: 148-08-Z

APPEARANCE FOR:

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3000 N. Lake Shore Drive

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-3 Residential Multi-Unit District, a proposed 3-story single family residence whose south side yard shall be 3'-6" instead of 7'-6" and the north side yard shall be 2' instead of 2.88'.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

BCL

CHAIRMAN

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

APPLICANT: Kenneth and Joanne Krosdash

CAL NO.: 149-08-Z

APPEARANCE FOR: Gary Wigoda

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1911 N. Bissell Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed covered front porch and 2-story rear addition whose front yard shall be 6'-9" instead of 15', the north yard shall be zero, the south yard shall be 3.7' instead of a combined 4.8'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter stated that she wishes to construct a new front porch and a rear addition; the applicant stated that the existing wood porch needed to be replaced because she would like it be to a covered porch. She would also like to build a rear addition to add additional space to her property; the applicant shall be permitted to construct a covered front porch and 2-story rear addition whose front yard shall be 6'-9" , the north yard shall be zero, the south yard shall be 3.7' ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BDC

SECRETARY

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

APPLICANT: Seble H. Judah **CAL NO.:** 150-08-Z
APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 2-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008
PREMISES AFFECTED: 2452 W. Harrison Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story addition and conversion of a commercial building to a 4 dwelling unit building whose front wall facing a public street shall be zero instead of 10', to reduce the west end wall facing a public street to zero instead of 5', the east wall shall be zero instead of 10' to eliminate 175 sq. ft. of rear private yards.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter stated that he wishes to construct an addition to an existing building. The building is currently a 2 story commercial property and he would like to add an addition that would convert the building to a 4 dwelling unit building; the applicant shall be permitted to construct a 3 story addition and will also be permitted to convert the existing building into a 4 dwelling unit building whose front wall facing a public street shall be zero, to reduce the west end wall facing a public street to zero, the east wall shall be zero and to eliminate 175 sq. ft. of rear private yards. 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: Ibukun Comprehensive Community Services **CAL NO.:** 151-08-S

APPEARANCE FOR: John Pikarski **MAP NO.:** 16-F

APPEARANCES AGAINST: Menjiwei Latham, Yvette Jones **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 6752 S. Perry 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 transitional residence in a 2 ½-story residential building for 8 people in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are opposed to the establishment of a transitional residence at this location because they feel that it would not benefit the residents. The objector's stated that the area surrounding the residence is plagued by gangs and drugs. The applicant stated that the program provides for constant supervision of the residents as well as support services. He also stated that the youth would not be permitted to be out in the neighborhood without supervision. The Board will permit the applicant to establish a transitional residence for 8 males ages 14-21. There may not be more than 8 clients residing at the residence at one time. The testimony of the appraiser was that the use is compatible with the community and would not have a negative impact on the surrounding neighborhood. The applicant must also obtain its state license within 18 months and report to the Board whether state license has been obtained; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the proposed transitional residence, provided: 1) the residents are limited to adolescent young men, between the ages of 14 to 21; 2) the number of residents is limited to eight, with no more than two individuals per bedroom; and 3) that the facility obtain the appropriate state licensing for its operation, and that copies of the licenses are submitted to the Department of Zoning within 18 months.

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

APPROVED AS TO SUBSTANCE

DL

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

APPLICANT: Polytechnic Education & Career Services **CAL NO.:** 152-08-A
d/b/a Northwestern Institute of Health & Technology

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 4641 N. Ashland Avenue


NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a nursing school (trade school) in an RS-3 Residential Single-Unit (Detached House) District. The use is qualified as a trade or business school which is permitted in a Business and Commercial zoning district.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



SECRETARY

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

APPLICANT: Alan Leavitt **CAL NO.:** 153-08-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008
PREMISES AFFECTED: 470 W. Deming Place
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition to an existing 2-story single family residence row house whose rear yard shall be zero instead of 20.49 and to eliminate the rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2 -story rear addition to an existing 2-story single family residence row house whose rear yard shall be zero and to eliminate the rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Ercan Ceylan **CAL NO.:** 154-08-S

APPEARANCE FOR: Same **MAP NO.:** 13-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 5213 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in aB1-3 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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: Richard J. Lobianco

CAL NO.: 155-08-S

APPEARANCE FOR:

MAP NO.: 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3134 S. Morgan 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 rear 3-story addition to an existing 3-story dwelling unit with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

BDC
CHAIRMAN

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

APPLICANT: Richard J. Lobianco

CAL NO.: 156-08-Z

APPEARANCE FOR:

MAP NO.: 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3134 S. Morgan Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 3-story rear addition whose rear yard shall be 28' instead of 30'.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Bacchus 2242, LLC

CAL NO.: 157-08-A

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 2242 N. Lincoln Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion to the 3rd floor of an existing tavern with a business license for the 1st and 2nd floor in a B3-2 Community Shopping District. The expansion of a lawful special use is via a special use application.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE

BCC

CHAIRMAN

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

APPLICANT: LaSalle National Real Estate Land TR# 120 **CAL NO.:** 158-08-S

APPEARANCE FOR: Gary Wigoda **MAP NO.:** 9-F

APPEARANCES AGAINST: Charles Stanford, Chase Levey **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 618 W. Roscoe Street/3420-28 N. Broadway

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 24 room hotel in an existing residential building in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector's in this matter stated that they were concerned about the amount of traffic that will be generated from this project. Mr. Stanford stated that the traffic generated would not only be from the hotel guest but from the staff as well. He stated that in the past he has observed that hotel staff will leave their vehicles parked on the street for many days. Another concern that was expressed was trash collection. Mr. Stanford inquired how trash would be collected from this location. The applicant stated that they have parking that is available for their guest and that many of their guest do not drive to the facility. The Board will permit the applicant to establish a 24 room hotel in an existing residential building ; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BC

CHAIRMAN

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

APPLICANT: Konstantin Shelegeda **CAL NO.:** 159-08-Z

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 2-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 508-10 S. Claremont Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the division of an improved zoning lot. The existing 2 dwelling unit building (#510) shall have a north side yard of .76' instead of 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot. The existing 2 dwelling unit building (#510) shall have a north side yard of .76'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Senan Nugent

CAL NO.: 160-08-A

APPEARANCE FOR:

MAP NO.: 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 2550 W. Lexington Street

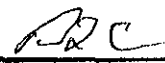
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to a motor vehicle repair business and taxi cab service to be substituted for a warehouse use in an RM-5 Residential Multi-Unit District. The applicant has changed the prior M1 zoning to the current RM-5.

ACTION OF BOARD--
CASE CONTINUED TO JULY 18, 2008

THE VOTE

	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: The Inner Voice, Inc.

CAL NO.: 161-08-S

APPEARANCE FOR:

MAP NO.: 34-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 313 E. 137th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed transitional residence in an RS-2 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Melvin Mackin

CAL NO.: 163-08-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 13-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 5039-45 N. Springfield Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story open metal stair case and porch system in an 32 dwelling unit building whose side yards shall be zero each instead of 5' and the combined side yards shall be zero instead of 20' in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story open metal stair case and porch system in an 32 dwelling unit building whose side yards shall be zero each and the combined side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

DJC

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

APPLICANT: Patrick and Tracy Bolger **CAL NO.:** 164-08-Z

APPEARANCE FOR: Thomas Moore **MAP NO.:** 5-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 1750 N. Sedgwick Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition whose combined side yard set backs shall be zero each instead of 5' and the rear yard shall be zero instead 23.52'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

A2C

CHAIRMAN

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

APPLICANT: Ravenswood Station Bar & Grill
 d/b/a The Rail Bar & Grill **CAL NO.:** 165-08-S

APPEARANCE FOR: Thomas Moore **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 4707-09 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 the expansion of a tavern into an existing liquor store with 3 required parking spaces in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

Bec

CHAIRMAN

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

APPLICANT: Michael Conroy **CAL NO.:** 166-08-S

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 17-0

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 6693 N. Northwest Highway

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Richard and Darby Zwagerman **CAL NO.:** 167-08-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 18, 2008
PREMISES AFFECTED: 4911-13 * N. Hermitage Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS 3 Residential Single-Unit (Detached House) District, an increase in the existing floor area (6,609 sq. ft.) by not more than 15%, a proposed rear 3-story addition which will connect 2 residential buildings. The south side yard shall be 3.3', the north side yard shall be 3.56' instead of a combined 10' with neither yard less than 4', the rear yard shall be 24' instead 49.4' and to increase the height to 33' instead of 20'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a rear 3-story addition which will connect 2 residential buildings. The south side yard shall be 3.3', the north side yard shall be 3.56', the rear yard shall be 24' and to increase the height to 33'. The applicant shall also be permitted to increase the existing floor area (6,609 sq. ft.) by not more than 15%; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

B. L.

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

APPLICANT: Debbie Berticco

CAL NO.: 168-08-Z

APPEARANCE FOR:

MAP NO.: 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3351 S. Parnell Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the conversion of a machine shop into a single family residence whose front yard shall be zero instead of 20', the combined side yards shall be 3.06' (zero on the north and 3.06' on the south) instead of 6.27' with neither yard less than 2.5', the rear yard shall be 26'-9" instead of 35'-4", to waive the 258 sq. ft. of rear yard open space.

ACTION OF BOARD--
CASE CONTINUED TO JULY 18, 2008

THE VOTE

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: 5970 N. Ridge LLC

CAL NO.: 169-08-S

APPEARANCE FOR:

MAP NO.: 15-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 5970 N. Ridge 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 coffee shop with drive thru facility in a B3-2 Community Shopping District.

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

THE VOTE

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

D2c
CHAIRMAN

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

APPLICANT: El Popocatepetl Tortilleria Industries **CAL NO.:** 170-08-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 10-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 18, 2008
PREMISES AFFECTED: 4621-29 S. Tripp Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 19 private passenger automobiles, in a M1-1 Limited Manufacturing/Business Park District, to serve parking requirements for building located at 4246 W. 47th Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a an off site parking lot for 19 private passenger automobiles, to serve parking requirements for the building located at 4246 W. 47th Street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking, provided the parcel is fenced on all four sides, and that the applicant installs the fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE
B J C

CHAIRMAN

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

APPLICANT: 1700 East 71st Street, LLC

CAL NO.: 172-08-S

APPEARANCE FOR: James J. Banks

MAP NO.: 16-C

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 7040-42 S. East End Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 8 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story 8 dwelling unit building with residential use below the 2nd floor; the testimony of the appraiser was that the use is in character with the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor, residential use, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by S.K.I. Architecture, dated April 17, 2008,

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

APPROVED AS TO SUBSTANCE

B. C.

CHAIRMAN

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

APPLICANT: 1700 East 71st Street, LLC **CAL NO.:** 173-08-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 16-C

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 7044-48 S. East End Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 8 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story 8 dwelling unit building with residential use below the 2nd floor; the testimony of the appraiser was that the use is in character with the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor, residential use, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by S.K.I. Architecture, dated April 17, 2008,

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 1700 East 71st Street, LLC

CAL NO.: 174-08-S

APPEARANCE FOR: James J. Banks

MAP NO.: 16-C

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 7050-54 S. East End Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 8 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story 8 dwelling unit building with residential use below the 2nd floor; the testimony of the appraiser was that the use is in character with the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor, residential use, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by S.K.I. Architecture, dated April 17, 2008,

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

APPROVED AS TO SUBSTANCE

Bde

CHAIRMAN

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

APPLICANT: Puerto Rican Cultural Center **CAL NO.:** 175-08-S
APPEARANCE FOR: Matthew Heinki **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008
PREMISES AFFECTED: 2704 W. Haddon Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed community center within an existing 3-story building in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

ASD

CHAIRMAN

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

APPLICANT: 1743 W. Roscoe, LLC
APPEARANCE FOR: Timothy Fitting
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1743 W. Roscoe Street

CAL NO.: 176-08-Z
MAP NO.: 9-H
MINUTES OF MEETING:
 April 18, 2008

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 2nd story addition to an existing 3-story dwelling unit building whose front yard shall be 8.1' instead of 15', the west yard shall be 1.1' instead of 2' and the combined side yards shall be 4.4' instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd story addition to an existing 3-story dwelling unit building whose front yard shall be 8.1' instead of 15', the west yard shall be 1.1' instead of 2' and the combined side yards shall be 4.4'; 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: Purohit Bros. Inc. **CAL NO.:** 177-08-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 18, 2008
PREMISES AFFECTED: 7171 W. Irving Park Road
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a modification of a prior ZBA resolution (12-00-S). The drive thru was limited to operate through the hours of 6:00am to 10:00pm. The applicant wishes to operate the drive thru around to clock to no limit of hours in a B2-1 Neighborhood Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has reviewed the applicants request to remove the restriction that was placed on the drive-thru business hours in case number 12-00-S. The Board finds that a 24 hour drive thru facility will not have an adverse impact on the surrounding community. The Board will now permit the drive-thru to operate 24 hours a day; the testimony of the appraiser was that the use would be compatible with the community and would not have a negative impact on the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the proposed 24-hour operation.

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: Muredach McCloat

CAL NO.: 178-08-Z

APPEARANCE FOR: Thomas Pikarski

MAP NO.: 8-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3245 S. Throop Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose front yard shall be 11'-9" instead of 19.84'.

ACTION OF BOARD--
VARIATION DENIED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board finds that the applicant in this matter has built contrary to what was reviewed and permitted. A building permit was issued with a front yard measuring 19.84'. The applicant has reduced his front yard to 11'- 9". The applicant constructed the single family residence with this yard reduction voluntarily. The Board finds that by building beyond what was allowed the applicant has created his own hardship and therefore the variation is denied; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if not 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 and that the aforesaid variation request is denied.

APPROVED AS TO SUBSTANCE

Bzu

CHAIRMAN

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

APPLICANT: Ezequiel Contreras **CAL NO.:** 179-08-Z

APPEARANCE FOR: Richard Zulkey **MAP NO.:** 6-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 2720 S. Christiana Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed front stair case whose front yard shall be zero instead of 20'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a front stair case whose front 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

BZE
CHAIRMAN

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

APPLICANT: Teresita Diaz

CAL NO.: 181-08-S

APPEARANCE FOR:

MAP NO.: 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3731 S. Kedzie 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 public place of amusement (pool hall) within 125 feet of an RS-1 zoning district in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO JULY 18, 2008

THE VOTE

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Park National Bank

CAL NO.: 182-08-S

APPEARANCE FOR: John Pikarski

MAP NO.: 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 2958 N. Milwaukee Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

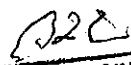
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Terry Paul Bencak, Jr. **CAL NO.:** 183-08-S
APPEARANCE FOR: Christopher Willis **MAP NO.:** 13-M
APPEARANCES AGAINST: Alderman Levar **MINUTES OF MEETING:**
 April 18, 2008
PREMISES AFFECTED: 5352 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor in a B3-1 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION DENIED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Alderman of this ward stated he would have changed the zoning of this district to prevent a tattoo parlor from being established. He stated that his constituents do not want this use. The applicant stated that the use would be compatible in spite of the communities objections. The Board does not agree. It finds the desires of the community to be significant and have not been overcome by the applicant's case. The Department of Planning and Development believes there is not a need for a second tattoo parlor because there is another establishment that is located within one mile of this site. 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 and it hereby is denied and the Zoning Administrator is not authorized to permit said special use subject to the following condition(s): The Department does not believe there is a need for a tattoo parlor at this site, since such a facility is already operating within a mile of the subject site.

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

APPROVED AS TO SUBSTANCE

Bde

 CHAIRMAN

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

APPLICANT: Birmingham Schillaci Development Inc. **CAL NO.:** 184-08-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 18, 2008
PREMISES AFFECTED: 1000-08 W. Montana Street
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 5 townhomes whose rear wall shall be 4'-2 1/2" instead of 12' and the private yards shall be 135 sq. ft. instead of 200 sq. ft..

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4 story 5 townhouse building whose rear wall shall be 4'-2 1/2" and the private yards shall be 135 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Samuel, Inc. d/b/a Blo Salon and Day Spa Elizabeth Floresheimer **CAL NO.:** 185-08-S

APPEARANCE FOR: James Novy **MAP NO.:** 5-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 18, 2008

PREMISES AFFECTED: 826 W. Armitage Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 25, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: William and Stephanie Weaver **CAL NO.:** 186-08-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 12-D
APPEARANCES AGAINST: Kiron Nerodo, Susan Seymour **MINUTES OF MEETING:**
 April 18, 2008
PREMISES AFFECTED: 5444 S. Dorchester Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story addition with rear open story whose west rear yard shall be 7'-8" instead of 21.28' and the north side yard shall be 1' instead of 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

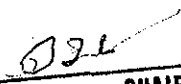
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that by permitting the applicant to construct the addition the light and air to his property would be diminished. He also stated that he feels that the addition would have a negative impact on his property and would affect the value of his property; the applicant shall be permitted to construct a 2-story addition with rear open story whose west rear yard shall be 7'-8" and the north side yard shall be 1'; 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: Daniel O'Donnell **CAL NO.:** 187-08-A

APPEARANCE FOR: Same **MAP NO.:** 5-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 921 W. Armitage Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an elevator to be added to a zoning lot containing 3 buildings. This is an expansion of a non-conforming structure in a B3-2 Community Shopping District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

THE RESOLUTION:


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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that he wishes to add a 4th floor addition to an existing building. He stated that he and his wife will be moving into this location and because of her health problems it is necessary to have an elevator installed. The Appellant will be permitted to add an elevator and a fourth floor addition to the building at 921 W. Armitage. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Daniel O'Donnell

CAL NO.: 188-08-Z

APPEARANCE FOR: Same

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 921 W. Armitage 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 proposed 4th floor addition to the building at 921 W. Armitage which will be 836 sq. ft. which is within 15% of the floor area that existed prior to the passage of this ordinance. There are 2 additional buildings on this zoning lot and an elevator is being added at this time.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 25, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4th floor addition to the building at 921 W. Armitage which will be 836 Sq. ft. The applicant shall also be permitted to install an elevator at this location; 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

DJC

CHAIRMAN

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

APPLICANT: Irv Barr

CAL NO.: 263-07-S

APPEARANCE FOR:

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 753 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a currency exchange with drive thru in a B3-2 Community Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE

BZC

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

APPLICANT: Boys To Men NFP Inc.

CAL NO.: 305-07-S

APPEARANCE FOR: Thomas Moore

MAP NO.: 16-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1503 W. 68th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for recovering substance abusers in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to establish a transitional residence for recovering substance abusers. 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 Applicant must reappear before the Board in 18 months and present evidence that the facility has been licensed by the State of Illinois; 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

B2C

CHAIRMAN

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

APPLICANT: Robert Eschbach

CAL NO.: 423-07-A

APPEARANCE FOR: John Pikarski

MAP NO.: 3-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1000 N. Lawndale Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the accessory building to exceed the allowable area by 164 sq. ft., in an RS-3 Residential Single-Unit (Detached House) District, The allowable area for a 4 car garage is 1,124 sq. ft. and the garage was built with 1,287 sq. ft. The applicant wishes to place a driveway off the street instead of placing the driveway off an existing alley.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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 October 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The four car garage, which is parallel to Augusta Street is located beyond the required rear setback. The two garages were constructed without a building permit. The garages (accessory buildings) have a total of 1,287 square feet and the ordinance allows only 1,124 square feet. The Board will allow the expansion. The applicant shall remove the portion of the garage that is not in the required rear yard set back. The driveway off of Augusta is now permitted by code. The appeal is hereby denied.

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Robert Eschbach

CAL NO.: 424-07-Z

APPEARANCE FOR: John Pikarski

MAP NO.: 3-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1000 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed garage whose rear yard shall be 2' instead of 37.5', reduce the rear yard open space to 467 sq. ft. instead of 900 sq. ft. and the south side yard shall be zero instead of 4' for a 7 foot fence and 4 car garage.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a garage whose rear yard shall be 2', reduce the rear yard open space to 467 sq. ft. and the south side yard shall be zero for a 7 foot fence and 4 car garage; the Board has also made a finding in 423-07-A and that decision will control the decision regarding the four auto accessory building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Mickey Antonetti

CAL NO.: 17-08-A

APPEARANCE FOR: James J. Banks

MAP NO.: 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1435-39 N. Ashland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of the front 5 dwelling unit building. This parcel contains a 2nd rear building containing 3 dwelling units in a B3-2 Community Shopping District. The front building will add 4 dormers (living space) and an open porch.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 18, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that the front building contains 5 dwelling units and will only be expanded to add a dormers to an existing attic with an open porch . The Board will grant the expansion and a building permit shall be obtained to do the work and memorialize this decision.

APPROVED AS TO SUBSTANCE

BC

CHAIRMAN

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

APPLICANT: CRI Development, LLC

CAL NO.: 29-08-Z

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 3716 N. Lawndale Avenue/3721 N. Parkview Terrace

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 8 foot stone fence whose front yard shall be zero instead of 13.93', the north yard shall be zero instead of 5', the south side yard shall be zero instead of 5' and rear yard shall be zero instead of 32.51'.

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Javier Lebron **CAL NO.:** 32-08-S

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 10-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008

PREMISES AFFECTED: 4454-56 S. Western Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development does not object to the proposed second floor expansion.

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: Morgan Group, Inc.

CAL NO.: 33-08-A

APPEARANCE FOR: Bernard Citron

MAP NO.: 6-E

APPEARANCES AGAINST: Alderman Pat Dowell

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 2341-61 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of residential storage in a DX-3 Downtown Mixed-Use District. There is no record of a business license at this location since 2001. The DX district does not allow residential storage as a permitted use nor special use.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008; and

WHEREAS, the district maps show that the premises is located in an DX-3 Downtown Mixed-Use District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: Alderman Dowell appeared to state her objection to the establishment of a residential storage facility at this location. She stated that she feels that this location would serve her ward better if it was utilized as a different use. The Appellant stated that when he purchased the property it was being used as storage for the Chicago Historical Society. The Board finds that the appellant shall be permitted to continue to use this location as a residential storage facility. The decision of the Zoning Administrator is reversed and a business license must be obtained. The prior use would have been lawful when the Chicago Historical Society began its use for storage.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Paul Impallaria

CAL NO.: 39-08-S

APPEARANCE FOR:

MAP NO.: 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 2556 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive thru facility in a M2-3 Light Industry District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

APPROVED AS TO SUBSTANCE

BJC

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

APPLICANT: Benefit Cosmetics **CAL NO.:** 64-08-S
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 18, 2008
PREMISES AFFECTED: 3450 N. Southport Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 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; the applicant shall be permitted to establish a beauty salon at this location; the testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BWC

CHAIRMAN

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

APPLICANT: Avi Ron

CAL NO.: 65-08-A

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1801 W. School Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow for the substitution of use for dwelling unit on the 1st floor for a former tavern in an RS-3 Residential Single-Unit (Detached House) District. There are 4 existing dwelling units in this building.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

BDE

CHAIRMAN

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

APPLICANT: Avi Ron

CAL NO.: 66-08-Z

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 1801 W. School Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2 and 3-story rear porch whose combined side yards shall be zero on each side instead of 5.79' with neither yard less than 2'.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Prairie Material Sales Inc.

CAL NO.: 74-08-S

APPEARANCE FOR: John Fritchey

MAP NO.: 22-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 18, 2008

PREMISES AFFECTED: 9110 S. Green 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 for the storage of hazardous material in a PMD-5 Planned Manufacturing District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 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; the applicant shall be permitted to establish a hazardous material facility at this location. The testimony of the appraiser was that the use is compatible with the surrounding community and would not have a negative impact on the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed fuel storage at this location provided that it is accessory to the principal use only.

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

MINUTES OF MEETING

Date: May 16, 2008

Cal. No. 251-07-S

James J. Banks attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a bank with a drive thru facility, on premises located at 5452-58 W. Belmont/ 3201-11 N. Linder Avenue. The special use was approved by the Zoning Board of Appeals on June 15, 2007 in Cal. No. 251-07-S .

Mr. Banks stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to July 24, 2009. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE

BLL

CHAIRMAN

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

MINUTES OF MEETING

Date: May 16, 2008

Cal. No. 251-07-S

Otis Allen, representative for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a religious facility, on premises located at 8302-12 Halsted Street. The special use was approved by the Zoning Board of Appeals on June 15, 2007 in Cal. No. 211-07-S.

Mr. Allen stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to July 24, 2009. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN