

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

APPLICANT: Roque Tovar

CAL NO.: 281-08-A

APPEARANCE FOR: Mark Kupiec

MAP NO.: 6-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 2657 S. Troy Street

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

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 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 substitute a former commercial unit with a residential unit. He stated that the unit was converted prior to him purchasing the building and that there was no permit issued for the conversion. He wishes to legalize the conversion at this property. Testimony was offered that showed there have been 2 units at this location for many years. The Board will permit the appellant to substitute the former commercial unit for a residential dwelling unit. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C

C. J. ...

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

APPLICANT: 1359-61 N. Noble Inc. **CAL NO.:** 282-08-Z
APPEARANCE FOR: Lisa Marino **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 18, 2008
PREMISES AFFECTED: 1359-61 N. Noble Street/1360 N. Ada 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, the reduction of proposed parking in the front yard (Ada Street), to zero instead of 15' in the east front yard and to reduce the east front parking set back to zero* instead of 20' for an existing 12 dwelling unit building.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

AUG 1 8 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is requesting to establish parking on Ada street, the applicant shall be permitted to reduce the front yard (Ada Street) to zero and to reduce the east front parking set back to zero, for an existing 12 unit building, the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

* Amended at Hearing

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

APPLICANT: Mars Hill Baptist Church

CAL NO.: 283-08-S

APPEARANCE FOR: Nevin Hedlund

MAP NO.: 1-M

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 5916 W. Lake Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an expanded religious facility with 99 on-site parking spaces in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing religious facility; there are 99 on site parking spaces to serve the church. Testimony was offered that the use would not have a negative impact on the community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed church expansion, provided construction is consistent with the layout and design as illustrated on the site plan, dated June 16, 2008, and elevation drawings dated January 4, 2008, prepared by Nevin Hedlund Architects, Inc.

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: Ali Taisir Farhan **CAL NO.:** 284-08-A

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 4-J

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

PREMISES AFFECTED: 1339 S. Homan Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a grocery store to re-establish a business license in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The last issued business license expired more than 18 months ago.

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

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

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

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

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to re-establish the business license at this location. The appellant stated that he purchased the property and would like to continue operating a grocery store. The appellant stated that the previous owner informed him that there was a general merchandise license that was valid for the store. The appellant was later informed that there was not a valid general merchandise license for this location. The Board will permit the appellant to re-establish the general merchandise license. The decision of the Zoning Administrator is reversed. A business license must be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE
BZC

CHAIRMAN

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

APPLICANT: Jonas DaSilva **CAL NO.:** 285-08-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July18, 2008
PREMISES AFFECTED: 1653-55 N. Central Park Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow garage door entrances, for individual town homes to face a public street where a public alley exists, in an RM-5 Residential Multi-Unit District. Section 17-2-0500-K-2 "Garage door entrances for individual townhouses are not allowed to face a public street whenever an alley exists or when interior driveways may be used. This provision is not intended to prohibit garage doors that serve common parking areas for a row of townhouse units." The applicant has placed only one garage door off the alley.

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

THE VOTE

AUG 1 8 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVBREND 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 July 18, 2008; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter wishes to establish garage door entrances from a public street. The appellant also stated that the only alley runs parallel to the property. The Board finds that the appellant must comply with the ordinance and will not permit the appellant to establish garage door entrances that face a public street. The ordinance is designed to eliminate multiple curb cuts onto a street. The appellant has put one parking space off the alley and the Board believes all parking may be designed to be accessed from the alley. The Board will not over rule the Zoning Administrator. The proposed door does not serve a common parking area, but individual garages. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE

JJC

CHAIRMAN

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

APPLICANT: John Issa **CAL NO.:** 286-08-Z

APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 7-G

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

PREMISES AFFECTED: 3028 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose front yard shall be zero instead of 10.20', to reduce combined side yards to neither less than 4', the north side yard shall be 3', the rear yard shall be 10'-4" instead of 17.85' and to allow parking in the front yard on a sub-standard lot.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AUG 1 8 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story single family residence whose front yard shall be zero, to reduce combined side yards, the north side yard shall be 3', the rear yard shall be 10'-4" instead of 17.85' and to allow parking in the front yard on a sub-standard lot. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

h2 C

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

APPLICANT: Tameka McLachlan

CAL NO.: 287-08-S

APPEARANCE FOR:

MAP NO.: 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 1652 E. 79th Street

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

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

AUG 18
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Trinity Council Knights of Columbus Home **CAL NO.:** 288-08-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 28-A

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

PREMISES AFFECTED: 11207 S. Ewing 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 banquet facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Robert Baum

CAL NO.: 289-08-Z

APPEARANCE FOR: John Pikarski

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 2017 W. St. Paul Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a de-conversion of 2 dwelling units to a single family residence with a 3rd floor addition whose west side yard shall be 4 3/4', east side yard shall be 3.15', the rear yard shall be 21' instead of 28', to reduce rear yard open space to 108 sq. ft.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to de-convert a 2 dwelling unit building into a single family residence with a 3rd floor addition whose west side yard shall be 4 3/4', east side yard shall be 3.15', the rear yard shall be 21', to reduce rear yard open space to 108 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

BJC

CHAIRMAN

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

APPLICANT: Robert Baum **CAL NO.:** 290-08-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: Colby Green **MINUTES OF MEETING:**
July18, 2008
PREMISES AFFECTED: 2019 W. St. Paul Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose west side yard shall be zero to allow for a 6' * wall between the building and garage.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

AUG 1 8 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that he is opposed to the side yard variations for this location. The objector stated that if the side yard variations are granted that it would severely restrict the light and air to his property; the Board finds that the applicant shall be permitted to construct a 3 story single family residence whose west side yard shall be zero and to also construct a 6' * wall between the building and the garage; the Board finds the yard variations are not unusual. Many new homes have connecting garages and principal buildings. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: 1745 West Division, LLC **CAL NO.:** 291-08-A
PEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2008
PREMISES AFFECTED: 1745 W. Division Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a Bed and Breakfast to be established in a B3-2 Community Shopping District without the required 3 parking spaces. The ordinance requires the owner to occupy the dwelling unit and to provide 3 parking spaces. This plan shows a manager occupying one of eight individual rooms.

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

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 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 would like to establish a bed and breakfast. The appellant stated that because of the size of the facility there is not a parking requirement that must be met. The appellant shall be permitted to establish a bed and breakfast. The Board also finds that the facility may only be operated provided that the owner/ operator reside on site. The Board will permit the owner/ operator to use 7 of the 8 rooms for guests of the bed and breakfast. The Board will also permit the appellant to eliminate the parking. The decision of the Zoning Administrator is reversed. A business license shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Colleen R. Daly

CAL NO.: 292-08-Z

PEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 5601 N. Kenton Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to a side and front porch whose front yard shall be 13'-1-3/4" instead 20', the combined side yards shall be (3'-1/2" on the east and 8'-3 1/8" on the west) instead of 12.14' and to increase the floor area by not more than 10% (909 sq. ft.) of the area that existed prior to the passage of this ordinance.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Johnie Halton

CAL NO.: 293-08-Z

APPEARANCE FOR: Same

MAP NO.: 1-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 4833 W. West End 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 enclosure of an open porch whose combined side yards shall be zero on the west and 1.03' on the east for an existing 3-story 3 dwelling unit building.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct an open porch whose combined side yards shall be zero on the west and 1.03' on the east for an existing 3-story 3 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Dan Rappel

CAL NO.: 294-08-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 1801 W. Cuyler Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story single family residence whose front yard shall be 3.83' instead of 15' and a 1.75' west side yard.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story single family residence whose front yard shall be 3.83' and a 1.75' west side yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: Daryl Michaels **CAL NO.:** 295-08-Z

APPEARANCE FOR: Katriina McGuire **MAP NO.:** 5-I

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

PREMISES AFFECTED: 2336 N. Rockwell 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 6'-8" instead of 20', the north yard shall be 2'-6" and zero on the south yard instead of combined 6.3'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story single family residence whose front yard shall be 6'-8", the north yard shall be 2'-6" and zero on the south yard instead of combined 6.3'; 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

B2L

CHAIRMAN

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

APPLICANT: BNC Builders, Inc.

CAL NO.: 296-08-A

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

July 18, 2008

PREMISES AFFECTED: 1857-59 W. Armitage Avenue/1955 N. Wolcott Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a barber shop to be established in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There has not been a licensed business at this address for at least the last 18 months. The applicant wishes to step into an un-licensed prior use (artist).

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

THE VOTE

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

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

02c

CHAIRMAN

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

APPLICANT: BNC Builders, Inc.

CAL NO.: 297-08-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 1857-59 W. Armitage Avenue/1955 N. Wolcott 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 3-story addition to an existing 3-story 4 dwelling unit building whose east set back shall be 2' instead of 4.8. There will be a total of 5 dwelling units and 4 parking spaces.

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

DL

CHAIRMAN

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

APPLICANT: Jerry's Home Construction & Builders, Inc. **CAL NO.:** 298-08-A

APPEARANCE FOR: **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1420 N. Hoyne Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the applicant to construct a proposed 3-story 5 dwelling unit building. To change an existing rear dwelling unit to provide for a 4 car garage which will exceed the 15 feet height limitation. The rear accessory structure will remove an existing 2nd floor (dwelling unit/storage) in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

BCL
CHAIRMAN

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

APPLICANT: Rudolfo Medina

CAL NO.: 299-08-Z

APPEARANCE FOR: Lisa Marino

MAP NO.: 1-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 2669-71 W. Lake Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a M1-2 Limited Manufacturing/Business Park District, a proposed 2-story warehouse building whose residential rear yard shall be zero instead of 30'. There is a residential building and district behind this proposed construction.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 2-story warehouse building whose residential 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

BCC

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

APPLICANT: William J. Ohayer

CAL NO.: 300-08-A

PEARANCE FOR: Lisa Marino

MAP NO.: 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 2856 N. Hamlin Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the conversion of 2 additional dwelling units on the 1st floor which would be a substitution from a grocery store and tavern. There will be a total of 6 dwelling units and 5 parking spaces in an RM-5.5 Residential Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

AUG 1 8 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

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

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

WHEREAS, the district maps show that the premises is located in an RM-5.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that he wishes to substitute two former commercial units for two new residential units. The appellant stated that purchased the building in 2007 and that the building is in need of renovation. He stated that when he purchased the building it was purchased as a 9 unit building. The Appellant now wishes to convert the building to a 6 unit building with five parking space. The Board will permit the Appellant to substitute the commercial units for a total of 6 residential units. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

Bic

CHAIRMAN

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

APPLICANT: William J. Ohayer **CAL NO.:** 301-08-Z
PEARANCE FOR: Lisa Marino **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July18, 2008
PREMISES AFFECTED: 2856 N. Hamlin Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, the construction of a proposed 4th floor addition and a 3-story porch system whose south side yard shall be 1' instead of 3'-4".

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was granted in Cal. No. 300-08-A. The applicant was permitted a substitution of use to convert two former commercial spaces to two residential units. There will be a total of 6 dwelling units at his location. The applicant shall be permitted to construct a 4th floor addition and a 3-story porch system whose south 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

BCC

CHAIRMAN

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

APPLICANT: Jose O. Nieves Jr. **CAL NO.:** 302-08-Z
PEARANCE FOR: Same **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July18, 2008
PREMISES AFFECTED: 2021 N. Kenneth 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 2nd floor addition and a rear 2-story addition whose combined side yards shall be 2' (zero on the north and 2' on the south) instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

AUG 1 8 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

B2C

 CHAIRMAN

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

APPLICANT: Warren R. Gary CAL NO.: 303-08-A

APPEARANCE FOR: Same MAP NO.: 11-H

APPEARANCES AGAINST: None MINUTES OF MEETING: July 18, 2008

PREMISES AFFECTED: 4700-08 N. Winchester Avenue/1944-52 W. Leland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the rear porch enclosure to exceed 30' in height. The existing open porch is 36'-4" in height. The Board previously granted yard variation for these porches (60-08-z) in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

AUG 18 2008

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member showing their vote.

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 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 Board has previously heard variations to enclose porches. The height of these porches have not changed. The Board will grant the height to 36'-4" which will not exceed the height of the existing building. the decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

Signature line with handwritten initials and the title CHAIRMAN.

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

APPLICANT: Wrigleyville LLC

CAL NO.: 304-08-S

PEARANCE FOR: Thomas Murphy

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 3458 N. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site accessory parking lot to serve the hotel at 3473-75 N. Clark Street in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site accessory parking lot to serve the hotel at 3473-75 N. Clark Street; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking, provided the parking spaces are clearly designated and provided the applicant maintains a long-term agreement for the required parking

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: Wrigleyville LLC **CAL NO.:** 305-08-S
APPEARANCE FOR: Thomas Murphy **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2008
PREMISES AFFECTED: 3473-75 N. Clark Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4th floor addition for a 18 room hotel in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4th floor addition for a 18 room hotel; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the of the proposed hotel, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Wilfried Taubert, AIA, dated May 1, 2008.

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

APPROVED AS TO SUBSTANCE

BCC

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

APPLICANT: Brian Lindstrom

CAL NO.: 306-08-A

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 3428 N. Damen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 2 dwelling units to be established in an RS-2 Residential Single-Unit (Detached House) District. The applicant began construction and renovation without obtaining a permit designating the number of lawful dwelling units at this location. The applicant claims 3 dwelling units exist.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Bjc

CHAIRMAN

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

APPLICANT: Brian Lindstrom

CAL NO.: 307-08-Z

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 3428 N. Damen 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 rear 3-story addition to an existing 2 dwelling unit building whose north side yard shall be .3" instead of 2' and to exceed the existing floor area by not more than 15% (452 sq. ft.) on a building which has been existence prior to the passage of this ordinance.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: New Rising Sun M.B. Church **CAL NO.:** 308-08-S
APPEARANCE FOR: John R. McCulloch **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2008
PREMISES AFFECTED: 3901-09 W. 16th 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 1 and 2-story addition to a religious facility in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 1 and 2-story addition to a religious facility; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the of the proposed church expansion, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Chris Heismoth, dated January 24, 2007.

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

APPROVED AS TO SUBSTANCE

D J C

CHAIRMAN

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

APPLICANT: Standard Parking

CAL NO.: 309-08-A

APPEARANCE FOR:

MAP NO.: 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 253 E. Delaware Place

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 25% of required accessory (residential) parking spaces to be leased on a daily, weekly or monthly basis to persons who are not residents of the building. There are 164 non-conforming dwelling units. The original parking should have been 98 parking spaces but 64 spaces exist. The Zoning Administrator believes this lease out would make the current use more non-conforming (less parking available for tenants) and thus should not be permitted in a DR-7 Downtown Residential District.

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

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

BGC
CHAIRMAN

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

APPLICANT: Standard Parking

CAL NO.: 310-08-S

APPEARANCE FOR:

MAP NO.: 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 253 E. Delaware Place

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 non-accessory parking spaces. The applicant wishes to lease out 45% of the existing 64 parking spaces to persons other than tenants of the residential building. There are 164 non-conforming dwelling units (98 required parking spaces should have been provided at the time of construction), in a DR-7 Downtown Residential District.

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

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIBLE
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: Wesley United Methodist Church **CAL NO.:** 311-08-A

PEARANCE FOR: Lewis W. Powell **MAP NO.:** 22-E

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

PREMISES AFFECTED: 210-14 E. 95th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an administrative office, in an RS-3 Residential Single-Unit (Detached House) District, for a church located across the street at 201 E. 95th Street. The office will not be on the same zoning lot at the religious facility.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 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 church is building a new facility across the street. The existing building will be converted into accessory offices of the church. The Board will permit the change of use. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Wesley United Methodist Church CAL NO.: 312-08-S

APPEARANCE FOR: Lewis W. Powell MAP NO.: 22-E

APPEARANCES AGAINST: None MINUTES OF MEETING:

July 18, 2008

PREMISES AFFECTED: 210-14 E. 95th 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 off-site parking lot for 7 private parking spaces, in an RS-3 Residential Single-Unit (Detached House) District, to serve the church at 201 E. 95th Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot for 7 private parking spaces to serve the church at 201 E. 95th Street; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Wesley United Methodist Church **CAL NO.:** 313-08-Z
APPEARANCE FOR: Lewis W. Powell **MAP NO.:** 22-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2008
PREMISES AFFECTED: 210-14 E. 95th 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, shared parking (9 spaces) for an administrative office and religious facility at 201 E. 95th Street.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant was permitted to establish an administrative office for a religious facility in Cal. No. 311-08-A; the Board will permit the applicant to establish shared parking (9 spaces) for an administrative office and religious facility at 201 E. 95th Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Wesley United Methodist Church **CAL NO.:** 314-08-S

APPEARANCE FOR: Lewis W. Powell **MAP NO.:** 22-E

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

PREMISES AFFECTED: 201 E. 95th 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 408 seat religious facility in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed religious facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Ray/Dawson, P.C., dated July 18, 2008.

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: 4201 N. Lincoln LLC **CAL NO.:** 315-08-Z
PEARANCE FOR: Thomas Moore **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2008
PREMISES AFFECTED: 2056 W. Berteau Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 4-story 33 dwelling unit building whose rear yard shall be zero instead of 30' and to eliminate the required loading berth.

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		

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 33 dwelling unit building whose rear yard shall be zero and to eliminate the required loading berth; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

MINUTES OF MEETING:

July 18, 2008

CAL NO.: 315-08-Z

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

APPROVED AS TO SUBSTANCE

Bjc

CHAIRMAN

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

APPLICANT: Ana Lydia Colon **CAL NO.:** 316-08-Z

PEARANCE FOR: Same **MAP NO.:** 5-K

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

PREMISES AFFECTED: 2225-29 N. Tripp Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The remaining 2 dwelling unit building at 2229 N. Tripp shall have a .35" north side yard and 1' on the south yard.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot. The remaining two dwelling unit building at 2229 N. Tripp shall have a .35' north side yard and a 1' south side yard. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Lawrence Warshaw

CAL NO.: 317-08-A

APPEARANCE FOR: Jessica Boudreau

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 619 W. Armitage Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the two first floor dwelling units to be duplexed into an existing basement in an RM-4.5 Residential Multi-Unit District. There will be a total of 6 dwelling units within the building.

ACTION OF BOARD--

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

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

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

WHEREAS, the district maps show that the premises is located in an RM-4.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he wishes to duplex the two first floor units into the basement of the existing 6 unit building. The appellant stated that this building was originally constructed as a 9 unit building, but was de-converted into a 6 unit building in the 1970's. The Board will permit the appellant to duplex the two first floor units into the basement. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT:

True Holiness
Pentecostal Church of the Apostolic Faith, Inc.

CAL NO.: 318-08-S

APPEARANCE FOR:

MAP NO.: 24-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 10159 S. Halsted Street

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

ACTION OF BOARD--

CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Elisa Anguiano **CAL NO.:** 319-08-Z
PEARANCE FOR: Same **MAP NO.:** 12-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July18, 2008
PREMISES AFFECTED: 5140 S. Moody 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 2nd floor addition to an existing single family residence whose front yard shall be 17.72' instead of 20', the combined side yards shall be 7'-2" (3' on the north and 4'-2" on the south) instead of 9.37'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

AUG 18 2008
**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd floor addition to an existing single family residence whose front yard shall be 17.72', the combined side yards shall be 7'-2" (3' on the north and 4'-2" on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: GIA Bell LLC **CAL NO.:** 320-08-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 13-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 4802-12 N. Bell Avenue July 18, 2008

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, a proposed 4-story 16 dwelling unit and commercial building whose rear yard shall be zero instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 16 dwelling unit and commercial building whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

J2C

CHAIRMAN

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

MINUTES OF MEETING:

July 18, 2008

CAL NO.: 320-08-Z

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

APPROVED AS TO SUBSTANCE

ASL

CHAIRMAN

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

APPLICANT: Willow 717 LLC **CAL NO.:** 321-08-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 715-21 W. Willow Street July 18, 2008

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 6 dwelling unit with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

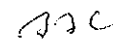
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 4 story 6 dwelling unit building with residential use below the second floor; the testimony of the appraiser was that the use would not have a negative impact on the community and would be in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of 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 Sullivan Goulette & Wilson Architects, dated April 7, 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: Willow 717 LLC

CAL NO.: 322-08-Z

PEARANCE FOR: Thomas Moore

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 715-21 W. Willow Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping, a proposed 4-story 6 dwelling unit building whose rear yard shall be 25'-6" instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4- story 6 dwelling unit building whose rear yard shall be 25'6"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

AJC

CHAIRMAN

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

APPLICANT: Joe Outdoor, L.L.C

CAL NO.: 323-08-A

PEARANCE FOR: James J. Banks

MAP NO.: 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 1100 N. State Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a off premises sign (advertisement of a product or business not located at this site). Section 17-12-1003A states "THE MAXIMUM-TOTAL-SIGN-AREA STANDARD CONTROLS THE TOTAL COMBINED SIGN FACE AREA OF ALL SIGNS ON A ZONING LOT". Section 17-12-100E sets the total sign area (square feet) to 5 times street frontage or 800 sq. ft. which ever is less. The applicant believes the maximum wall sign area (33%) of building wall area should control. The Department of Zoning believes the allowable sq. ft. is only 5 times the frontage which appears to be 75' or 375 sq. ft. The applicant has requested 382 sq. ft. in a DX-7 Downtown Mixed-Use District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

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

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

WHEREAS, the district maps show that the premises is located in an DX-7 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: The appellant in this matter stated that he now agrees with the decision of the Zoning Administrator and will establish a sign that is permitted by code. The appellant will be permitted to establish a sign that is no larger than 375 square feet, which is approximately 5 times the 75' frontage of the building. The appellant shall obtain a permit to memorialize this decision.

APPROVED AS TO SUBSTANCE

BCL

CHAIRMAN

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

APPLICANT: John Krenger

CAL NO.: 324-08-A

PEARANCE FOR: Jessica Boudreau

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 1805 N. Hermitage Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 4th floor addition which is an increase of 1,348 sq. ft. in an RS-3 Residential Single-Unit (Detached House) District. This attic was storage and will now become living space. The Board's authority would be to add 667 sq. ft. via a variation. The applicant wishes to increase the height of this addition to 39' instead of 30'. The Board may increase the height in an RS-3 from 30' to 33'.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 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 existing building is 39 feet high at its peak. The applicant wishes to dormer up the attic which will create a measured roof line of not more than 39 feet from grade. The board will grant the attic to be dormered to a maximum height of 39 feet in height. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

B. E.

CHAIRMAN

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

APPLICANT: Bruce P. Golden

CAL NO.: 326-08-A

PEARANCE FOR:

MAP NO.: 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 4141 N. Hermitage Avenue

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an Administrative Adjustment to allow the increase in the height of a proposed building to 33' instead of 30' and to reduce the combined side yards to 6' instead of 7'6" in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

AUG 18 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

Bpc

CHAIRMAN

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

APPLICANT: Peter Powers

CAL NO.: 327-08-S

APPEARANCE FOR: Kate Duncan

MAP NO.: 8-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 510-18 W. 35th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an outdoor public parking lot in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 1, 2008; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor public parking lot; 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 public parking, provided 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

Bac

CHAIRMAN

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

APPLICANT: Congregation of Yahweh **CAL NO.:** 113-08-S

PEARANCE FOR: Alexander Cruz **MAP NO.:** 5-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July18, 2008

PREMISES AFFECTED: 5933 W. Fullerton Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 10, 2008; and

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

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

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

APPROVED AS TO SUBSTANCE

B2 L
CHAIRMAN

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

APPLICANT: Senan Nugent

CAL NO.: 160-08-A

PEARANCE FOR:

MAP NO.: 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 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 OCTOBER 17, 2008

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Debbie Berticco **CAL NO.:** 168-08-Z

PEARANCE FOR: Same **MAP NO.:** 8-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July18, 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--
VARIATION GRANTED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 convert a machine shop into a single family residence whose front yard shall be zero, the combined side yards shall be 3.06' (zero on the north and 3.06' on the south), the rear yard shall be 26'-9", the applicant will also be permitted to eliminate the 258 sq. ft. of 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 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: Teresita Diaz

CAL NO.: 181-08-S

APPEARANCE FOR:

MAP NO.: 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 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--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Lazaro Osegura and Ciro Lopez **CAL NO.:** 208-08-S
PEARANCE FOR: Same **MAP NO.:** 6-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2008
PREMISES AFFECTED: 2003 W. Cermak 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 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

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 23, 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 is 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

Bj c

CHAIRMAN

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

APPLICANT: Aura Taboada

CAL NO.: 215-08-S

PEARANCE FOR:

MAP NO.: 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 4233 N. 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 B3-3 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

B. J. C.

CHAIRMAN

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

APPLICANT: Maria A. Rodriguez

CAL NO.: 222-08-S

PEARANCE FOR:

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 2851 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon 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--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

B2c
CHAIRMAN

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

APPLICANT: Molidor Venture Capital, LLC

CAL NO.: 228-08-S

PEARANCE FOR:

MAP NO.: 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 749 W. 69th Street/740 W. 70th Street/
6900-58 S. Emerald 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 town home development for 50 units with residential use below the 2nd floor in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 19, 2008

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

Bjc
CHAIRMAN

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

APPLICANT: Freviletti & Roach, Inc.

CAL NO.: 229-08-S

PEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2008

PREMISES AFFECTED: 1133 W. Madison Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed wine store in a DX-3 Downtown Mixed-Use District.

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

THE VOTE

AUG 18 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

BAL
CHAIRMAN

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

APPLICANT: 1300 Exchange LLC **CAL NO.:** 234-08-S

PEARANCE FOR: Caroline Nash **MAP NO.:** 10-G

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

PREMISES AFFECTED: 4137 S. Packers Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of and location and the establishment of a transfer station for construction and/ or demolition site waste recycling facility in a PMD-8 Planned Manufacturing District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AUG 18 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
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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 July 18, 2008, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 01, 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 waste transfer facility; the testimony of the appraiser was that the use would not be out of character with the neighborhood and would not have a negative impact on the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed transfer station, provided the use is limited to the transfer, sorting and recycling of construction and demolition debris, and provided that construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by R. Vari and Associates dated May 11, 2008

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

APPROVED AS TO SUBSTANCE

BCC

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

MINUTES OF MEETING

Date: August 15, 2008

Cal. No. 331-07-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 an off site accessory parking lot, on premises located at 4703 W. Walton Street. The special use was approved by the Zoning Board of Appeals on August 17, 2007 in Cal. No. 331-07-S .

Mr. Banks stated the project has been in the permitting process for the past year with approval by the Zoning Department being the last process prior to obtaining the necessary permits. 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 September 24, 2009. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

AUG 1 8 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**