

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

APPLICANT: Chicago Transit Authority

CAL NO.: 168-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 321 W. Hill Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed one story sub-station minor utility, whose front yard shall be zero instead of 35.4

ACTION OF BOARD-
CASE CONTINUED TO JUNE 18, 2010

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APR 06 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Abel & Elueter Unzueta CAL NO.: 169-10-A

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2645 S. Spaulding Avenue

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of five dwelling units to be established on a lot with 2 buildings; 3 dwelling units in the front building and 2 dwelling units in the rear building.

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

THE VOTE

APR 06 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column, and a final row for ABSTAIN.

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 May 21, 2010; and

WHEREAS, the district maps show that the premises is located in an RS-3 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that there was a fire at this location and they would now like to repair the damage that was done at this property. The appellant provided city records that this location had previously had 5 dwelling units at this location. The appellant stated that the property was purchased 40 years ago and that there had always been a front three unit building and a rear two dwelling unit building. The Board will permit the appellant to establish 5 dwelling units at this location, with three units in the front building and two units in the rear building. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Abel & Elueteria Unzueta CAL NO.: 170-10-Z

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2645 S. Spaulding Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed rear porch enclosure whose combined side yards shall be 3'-9" (3'-9" on the north and zero on the south).

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

APR 06 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column, and a final row for 'ABSTAIN'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was granted for this location in Cal. No. 169-10-A which permitted the applicant to establish five dwelling units at this location; 3 dwelling units in the front building at 2 dwelling units in the rear building; the applicant shall also be permitted to construct a rear porch enclosure whose combined side yards shall be 3'-9" (3'-9" on the north and zero 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 [Signature] CHAIRMAN

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

APPLICANT: Cindy Bimbo CAL NO.: 171-10-S

APPEARANCE FOR: Tom Johnson MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3737 N. Kimball Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed fortune telling establishment.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 06 2011 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 show votes for each member and an ABSTAIN row.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 fortune telling establishment; the testimony of the applicant was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over the approval stamp.

CHAIRMAN

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

APPLICANT: Lockwood Development, Inc.

CAL NO.: 172-10-Z

APPEARANCE FOR: James Stola

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1330-32 S. Albany

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to establish a seven dwelling unit building with required parking in the side yards. The north side yard shall be zero instead of 4', the south side yard shall be zero instead of 4' and the rear yard open space shall be reduced to 277 square feet instead of 379 square feet.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 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 seven dwelling unit building with required parking in the side yards. The north side yard shall be zero, the south side yard shall be zero and the rear yard open space shall be reduced to 277 square feet instead of 379 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
GIGI McCABE-MIELE

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

APPLICANT: Carman Golf

CAL NO.: 173-10-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6205 W. School Street

NATURE OF REQUEST: Application for an Appeal of the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of two dwelling units in an RS-2 district. The Department of Public Works records shows one dwelling unit in 1952. Two certification of zoning compliance forms state 2 dwelling units.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

APR 06 2011

**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 May 21, 2010; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he purchased the property in 2004 and has resided on the second floor and his son has lived on the 1st floor since that time. He stated that he was issued a stop work order for working with out a permit. The appellant stated that he received a zoning certification issued by the city that stated there were 2 dwelling units at this location. The appellant stated that he also contacted the previous owner of the building. The previous owner was also issued a zoning certification for 2 dwelling units at this location as well. Testimony was offered that the layout of the building indicates that the two units are original construction. The Board finds that the appellant has supplied sufficient evidence and shall be permitted to establish two dwelling units at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

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

APPLICANT: Carman Golf

CAL NO.: 174-10-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6205 W. School Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the proposed rear addition with a porch whose east side yard shall be 2.95', west side yard shall be 2.98' instead of a minimum of 4'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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:

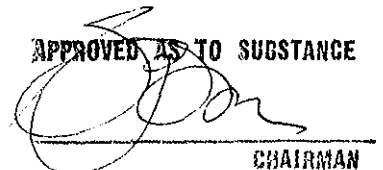
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was granted for this location in Cal. No. 173-10-A which permitted the establishment of 2 dwelling units at this location; the applicant shall now be permitted to construct a rear addition with a porch whose east side yard shall be 2.95', west side yard shall be 2.98'; 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: E-Z Pawn Shop, Inc.

CAL NO.: 175-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5016 S. Ashland

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a pawn shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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		
ABSTAIN		

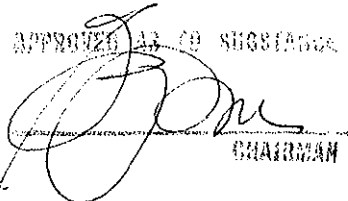
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 pawn shop at this location; the applicant stated that he currently operates a pawn shop across the street from the proposed location and is in the process of relocating to the proposed site; the testimony of the appraiser was that the use complied with the standards for a special use, was not out of character with surrounding neighborhood and would not have a negative impact on the community. The applicant also stated that he currently operates a similar business in the area and is relocating to this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed pawn shop. The department notes that applicant currently operates a pawn shop at 5019 S. Ashland Avenue, and is moving the establishment to the 5016 location.

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: Public Building Commission of Chicago CAL NO.: 176-10-Z

APPEARANCE FOR: Meg George MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2343 S. Kedzie Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed fire station with a free standing wireless communication monopole whose rear yard shall be zero instead of 30'.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 06 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name show an 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 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 fire station with a free standing wireless communication monopole 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.

Handwritten signature and official stamp.

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

APPLICANT: Steffani Anton

CAL NO.: 178-10-S

APPEARANCE FOR: Paul Goodman

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7436 N. Western

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing tavern.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 1 1 2011

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		

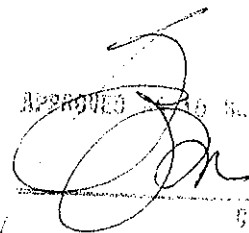
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

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

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

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

APPROVED: 
BRIAN L. CROWE

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

APPLICANT: Mark II, Ltd. by Steffani Anton **CAL NO.:** 179-10-Z

APPEARANCE FOR: Paul Goodman **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7436-42 N. Western

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement license with 125' of an RS-3 zoning district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 1 1 2011

**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		

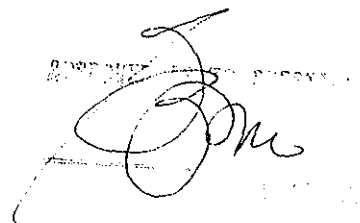
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 178-10-S to permit the expansion of an existing tavern; the applicant shall now be permitted to establish a public place of amusement license which is located within 125' of an RS-3 residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: Mark II, Ltd. by Steffani Anton **CAL NO.:** 179-10-Z

APPEARANCE FOR: Paul Goodman **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7436-42 N. Western

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement license with 125' of an RS-3 zoning district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 1 1 2011

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		

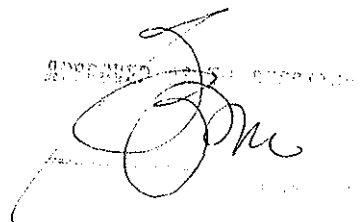
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 178-10-S to permit the expansion of an existing tavern; the applicant shall now be permitted to establish a public place of amusement license which is located within 125' of an RS-3 residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: Davken, LLC **CAL NO.:** 180-10-S

APPEARANCE FOR: Gregg Graines **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 801 W. Diversey Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a massage establishment.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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		

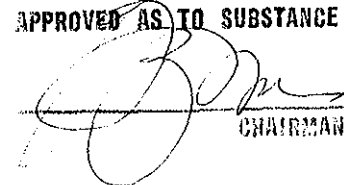
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 massage establishment; the testimony of the appraiser was that the use complied with the standards of ordinance for a special use and that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Farwell Estates Condominium Association

CAL NO.: 181-10-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1309 W. Farwell

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the enclosure of rear porches. The applicant request a 15% increase in the area of the building which existed prior to the passage of this ordinance. The enclosure was done some time in the past and there is no record of this work.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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:

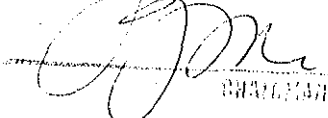
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant stated that the porches had been enclosed at the time that he purchased the property; the Board finds that the applicant did not create the existing hardship and therefore will permit the legalization of the porch enclosures which will result in a 15% increase of the building area which existed prior to the passage of the ordinance; 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



JONATHAN SWAIN

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

APPLICANT: BZZ Fine Lines Inc. CAL NO.: 182-10-S

APPEARANCE FOR: Same MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3614 W. Division Street

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 06 2011

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 with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

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

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

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

APPROVED BY THE BOARD AND THE ZONING ADMINISTRATOR (with signature)

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

APPLICANT: 1010 W. Madison, LLC

CAL NO.: 183-10-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1000-12 W. Madison

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a non-accessory parking lot located outside the Central Area Parking District for less than 240 parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011

**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:

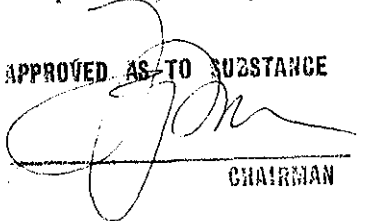
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-accessory parking lot located outside the Central Area Parking District for less than 240 parking spaces; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: M & M Village Pawners

CAL NO.: 184-10-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4037 W. 26th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the establishment of a pawn shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 pawn shop at this location; the testimony of the appraiser was that the use complies with the criteria for a special use, would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED BY THE BOARD
[Signature]
CHAIRMAN

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

APPLICANT: Jan Zukowski CAL NO.: 185-10-Z

APPEARANCE FOR: Same MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3307 W. Belden Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 3 story staircase system whose east side yard shall be zero instead of 3.69' and the west side yard shall be 16.10'.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

APR 06 2011 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 show votes for each member: 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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3 story staircase system whose east side yard shall be zero and the west side yard shall be 16.10'; 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.

Handwritten signature and stamp area.

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

APPLICANT: Fuel Outdoor, LLC

CAL NO.: 186-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1530 W. Lawrence Avenue

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow the establishment of two separate off-premise advertising signs to be established within 10 feet of each other. The signs were erected without permits and their existence prohibits the issuance of a valid sign permit.

ACTION OF BOARD

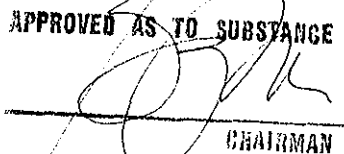
CASE CONTINUED TO JUNE 18, 2010

THE VOTE

APR 06 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Steven Johnson

CAL NO.: 187-10-Z

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1322 N. Astor

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 4 story spiral stair case whose north side yard shall be zero and whose rear yard shall be 14'- 6 1/4" instead of 26.02'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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		

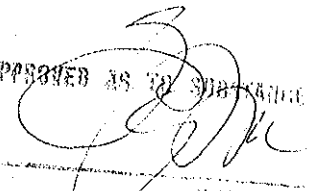
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 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 spiral stair case whose north side yard shall be zero and whose rear yard shall be 14'- 6 1/4"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: UHS of Hartgrove, Inc.

CAL NO.: 188-10-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 520 N. Ridgeway

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed rear one story addition whose rear yard shall be zero instead of 36.45', the front yard shall be zero instead of 15'. The applicant also wishes to construct a 14' fence/wall in order to provide security for patients at the hospital. The wall will be at the south portion of the lot and shall continue along rear yard.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011

**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		

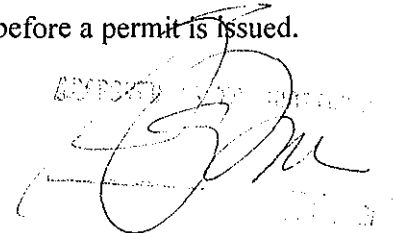
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a rear one story addition whose rear yard shall be zero, the front yard shall be zero. The Board also finds that for the safety of the residents as well as the surrounding community the applicant shall also be permitted to construct a 14' fence/ wall. The wall will be at the south portion of the lot and shall continue along rear 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.



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

APPLICANT: UHS of Hartgrove, Inc.

CAL NO.: 189-10-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 521 N. Hamlin

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an accessory off-site parking lot which serves a hospital at 520 N. Ridgeway.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011

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:

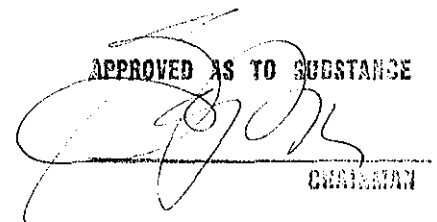
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

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 a hospital at 520 N. Ridgeway; the testimony of the appraiser was that the use met all of the criteria for a special use and would not have a negative impact on the surrounding community and is in character neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Board of Education

CAL NO.: 190-10-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3630-44 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an off-site parking lot to serve an existing high school.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011

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		

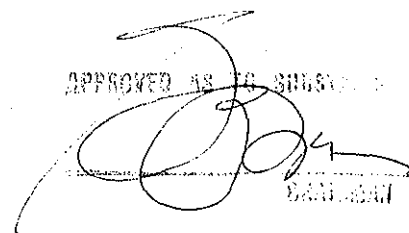
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 to serve an existing high school; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot provided it is constructed consistent with the layout and design represented on the site/landscape plan prepared by DeStefano Partners, dated May 21, 2010.

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

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: Chicago Board of Education

CAL NO.: 191-10-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3630-44 N. Milwaukee

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site parking lot to serve an existing high school whose front yard shall be 8'-4" instead of 20'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011

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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted for this property in Cal. No. 190-10-S, to permit the establishment of a proposed off-site parking lot; the parking lot shall have a front yard of 8'-4" instead of the required 20'; 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.

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

APPLICANT: 3818 N. Lakewood, LLC

CAL NO.: 192-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1222 W. Fletcher Street

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to recognize a 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit states the coach house (rear building) will be de-converted to a single family residence.

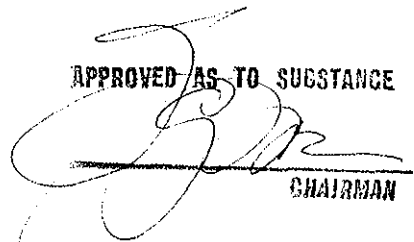
ACTION OF BOARD-
CASE CONTINUED TO JULY 16, 2010

THE VOTE

APR 06 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Schneider Resources, Inc. CAL NO.: 193-10-S

APPEARANCE FOR: Bernard Citron MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3600 S. Kostner Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed freight terminal with container storage.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 06 2011 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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 freight terminal with container storage; the testimony of the appraiser was that the use complied with the standards for a special use and would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature]

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

APPLICANT: 851 N. LaSalle, LLC **CAL NO.:** 194-10-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 May 21, 2010
APPEARANCE AGAINST: Tom Tremback
PREMISES AFFECTED: 849-51 N. LaSalle Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 3 story addition to an existing 4 story 8 dwelling unit building whose front yard shall be zero instead of 8.2' and to increase the existing area by 160 square feet which is less than 15% of the area existing at the time of the passage of this code.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

APR 06 2011

**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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter stated that the building in question was altered when LaSalle street was widened in the past. The applicant stated that they wish to add bay windows to the front of the building to restore some of the original character of the building prior to the widening of LaSalle Street. The objector in this matter stated that the he is opposed to the granting of the variation because he feels that if granted, the bay windows would alter the character of the appearance of buildings on LaSalle Street. He stated that he resides in the building at 863 N. LaSalle. Mr. Tremback submitted photos to the Board that depicted other buildings on LaSalle which showed the facades of buildings along LaSalle Street. He stated that he is opposed to the bay windows projecting over the public way. The applicant stated that the hardship is that the building is located on the corner and that he is trying to restore the continuity of the building with the Chestnut facade. He also stated that the bay windows would be located at least 16' above grade and would not have a negative impact on the neighborhood; 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

APPROVED AS TO SUBSTANCE

[Signature]
 CHAIRMAN

CAL NO.: 194-10-Z

MINUTES OF MEETING:

May 21, 2010


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.

APR 06 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Gene Jendra CAL NO.: 195-10-S

APPEARANCE FOR: John Pikarski MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1541-55 W. 69th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required accessory and non- accessory parking lot.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 06 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' marks indicating votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 required accessory and non-accessory parking lot; 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 neighbor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over the 'APPROVED AS TO SUBSTANCE' stamp.

CHAIRMAN

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

APPLICANT: Snippets Mini-Cuts Inc.

CAL NO.: 196-10-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3724 N. Southport

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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:

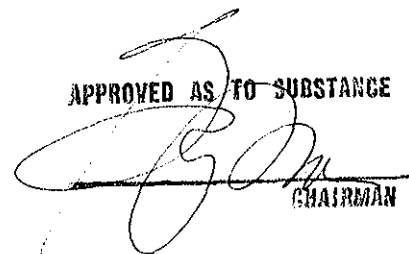
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: St. Bernard Hospital

CAL NO.: 197-10-S

APPEARANCE FOR: Carol Stubblefield

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6325 S. Stewart

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed non-required accessory off-site parking lot to serve the hospital at 326 W. 64th Street.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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:

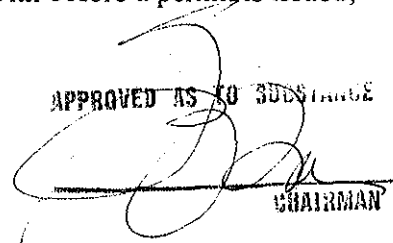
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-required accessory parking lot to serve the existing hospital at 326 W. 64th 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 and meets all the standards for a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Highland Park CVS, LLC

CAL NO.: 198-10-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3130-60 W. Madison Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed retail sales building with a drive through facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 drug store with a drive through 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 and meets the criteria for a special use; 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 drive-through, provided construction is consistent with the layout and design as illustrated on the site plan, dated October 15, 2008, prepared by V3 Companies, and the elevation drawings, dated October 13, 2008, prepared by Archideas; and provided the final landscape plan is approved by the Department of Planning and Development

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: Pete Wydra

CAL NO.: 199-10-Z

APPEARANCE FOR: John Fritchey

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3123 N. Oakley

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed rolled gate at the west end of the property. The rear yard shall be zero instead 37.5', the rear yard open space shall be zero instead of 350 square feet.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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		

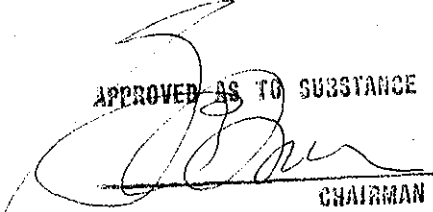
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 21, 2010 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 install a rolled gate at the west end of the property. The rear yard shall be zero and the rear yard open space shall also be reduced to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Children's Home & Aid Society of Illinois CAL NO.: 200-10-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5958 S. Marshfield

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the establishment of a proposed community center.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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 /May21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Children's Home & Aid Society of Illinois **CAL NO.:** 201-10-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6000-04. Marshfield

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site accessory parking lot to serve a community center at 5958 S. Marshfield.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011

**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		

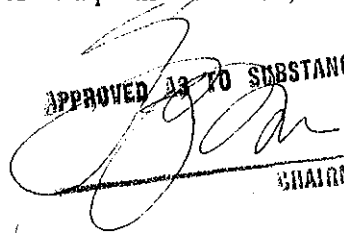
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 a community center at 5958 S. Marshfield (Cal. No. 200-10-S); the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot provided it is constructed consistent with the layout and design represented on the site/landscape plan prepared by Techno and dated January 13, 2010.

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: Children's Home & Aid Society of Illinois **CAL NO.:** 202-10-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6000-04 S. Marshfield

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed accessory parking lot whose front yard shall be 4' instead of 20'

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has been permitted to establish an off-site parking lot (Cal. No. 201-10-S) at this location. The parking lot shall be permitted to have a front yard of 4' instead of 20'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Children's Home & Aid Society of Illinois **CAL NO.:** 203-10-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6001-03 S. Paulina

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site accessory parking lot to serve a community center at 5958 S. Marshfield.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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		

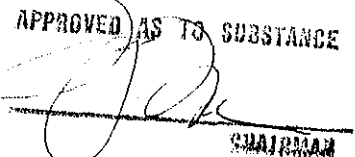
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 at community center at 5958 S. Marshfield (Cal. No. 200-10-S); the testimony of appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot provided it is constructed consistent with the layout and design represented on the site/landscape plan prepared by Techno and dated March 16, 2010.

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: Children's Home & Aid Society of Illinois **CAL NO.:** 204-10-Z

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6001-03 S. Paulina

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site accessory parking lot whose front yard set back shall be 4' instead of 20'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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:

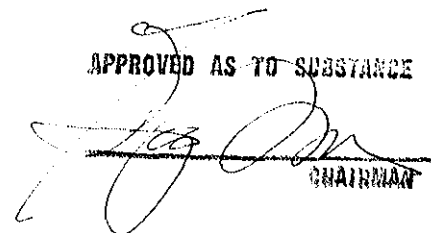
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 29, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has been permitted to establish an off-site accessory parking lot at this location (Cal. No. 203-10-S); the parking lot shall be permitted to have a front yard set back of 4'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Noble Network of Charter Schools CAL NO.: 205-10-S

APPEARANCE FOR: Graham Grady MINUTES OF MEETING: May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3645 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the addition of eight classrooms (8,275 square feet) to an existing charter school.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APR 06 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 29, 2010; 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 had previously appeared before the Board to establish the school at this location; the applicant shall now be permitted to expand the existing school with the addition of eight classrooms which will add 8,275 square feet to the existing school; the testimony of the appraiser was that use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Thomas Plunkett

CAL NO.: 364-09-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2567 W. Montrose

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 18 dwelling unit building with residential use below second floor.

ACTION OF BOARD
APPLICATION APPROVED

THE VOTE

APR 06 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

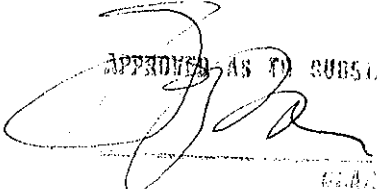
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 2009; and

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

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

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

APPROVED AS TO SUBSTANTIVE

C. J. BARRON

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

APPLICANT: Thomas Plunkett **CAL NO.:** 365-09-Z

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2567 W. Montrose

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 4 story 18 dwelling unit building whose rear setback shall be 20.5' instead of 30'.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

APR 06 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO
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 May 21, 2010 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant was granted a special use in Cal. No. 364-09-S to permit residential use below the second floor. The applicant shall now be permitted to construct a 4 story 18 dwelling unit building whose rear setback shall be 20.5'; 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: St. Claire Chijmorie

CAL NO.: 382-09-A

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5038-40 W. Diversey

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow the establishment of two commercial units within an existing 15 dwelling unit building in an RS-3

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

APR 06 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

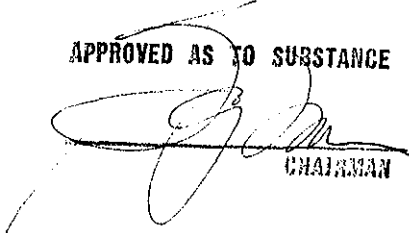
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010; and

WHEREAS, the district maps show that the premises is located in an RS-3 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that there has always been commercial units as well as residential units at this location. The appellant provided city records that indicated that there were 15 family units and two stores at this location. The Board finds that the appellant has submitted sufficient evidence to establish that the commercial units have always been in existence. The appellant shall be permitted to establish 15 dwelling units and two commercial units at this location. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: St. Claire Chijmorie

CAL NO.: 383-09-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5038-40 W. Diversey

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a non- accessory parking lot for private passenger vehicles to serve the existing residential building on the same lot whose front yard shall be 10' - 3" instead of 20' and the east yard shall be zero instead of 6.24'.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

APR 06 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

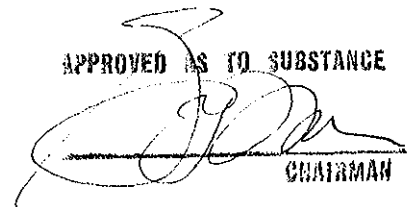
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 1, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; an appeal was granted to this property in Cal. No. 382-09-A. The applicant shall now be permitted to establish a non- accessory parking lot for private passenger vehicles to serve the existing residential building on the same lot whose front yard shall be 10' - 3" and the east yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



Marcos Ayala

APPLICANT

477-09-A

CALENDAR NUMBER

808 S. Bell Ave

PREMISES AFFECTED

May 21, 2010

MINUTES OF MEETING

Marcos Ayala

APPEARANCE FOR APPLICANT

APR 06 2011

None

APPEARANCE AGAINST APPLICATION

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

NATURE OF REQUEST

Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow the 734 square foot expansion to a residential development located in PD # 30, which is a medical district.

ACTION OF BOARD

The decision of the Zoning Administrator is affirmed.

THE VOTE

Brian L. Crowe
Gigi McCabe-Miele
Demetri Konstantelos
Rev. Wilfredo DeJesus
Jonathan Swain

AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jonathan Swain abstained

FACTS

Marcos Ayala is the owner of 808 South Bell Avenue, a three-story building located in the Tri-Taylor Historic District, a subdistrict of Illinois Medical Center Institutional Planned Development Number 30. The subdistrict is to be developed in conformity with the R4 General Residence District provisions of the Chicago Zoning Ordinance, which restricts the property to a floor area ratio of 1.2. The applicant enclosed an existing porch on the property, exceeding the FAR limit. The Zoning Administrator denied the applicant's request for a waiver.

FINDINGS

Pursuant to Section 17-13-1208 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's appeal from the decision of the Zoning Administrator.

Under Section 17-13-1207 of the Chicago Zoning Ordinance, the Board must grant to the Zoning Administrator's decision a presumption of correctness. The burden of persuasion of error is on the appellant.

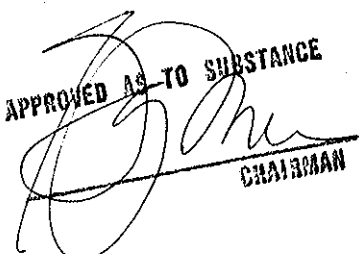
The appellant has presented no evidence that the Zoning Administrator erred, and is instead requesting a waiver of zoning requirements. Therefore, the Zoning Board of Appeals finds no support for a modification of the decision of the Zoning Administrator.

Furthermore, the Zoning Board of Appeals would be unable to grant the requested relief even if the appellant had met the burden of proof. Although the Zoning Board of Appeals would have the full powers of the Zoning Administrator in granting relief pursuant to Zoning Ordinance Section 17-13-1207, that power only allows the ZBA to authorize an adjustment to the underlying floor area ratio requirement by an increase of fifteen percent. The relief requested here is a greater increase in floor area ratio, which would require an amendment ordinance to Planned Development 30.

CONCLUSION

As the standards for altering a decision of the Zoning Administrator have not been met, the Zoning Board of Appeals hereby affirms the decision of the Zoning Administrator.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Andrew Collis

CAL NO.: 488-09-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5408 W. Berteau

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to permit the addition of a 3rd dwelling unit.

ACTION OF BOARD
VARIATION GRANTED

THE VOTE

APR 06 2011
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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 28, 2009 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter has provided evidence and testimony that the 3rd unit in this building was part of the original construction; the applicant stated that his family has owned the property since 1959 and has always been used as a 3 dwelling unit building; the Board finds that the applicant did not create his own hardship and that the third unit is of the original construction; the testimony of the architect was that the plumbing fixtures in the building were all the Board will permit the applicant to establish a 3rd unit in the basement of the existing 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.

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

APPLICANT: Area Wide 79th & Western LLC **CAL NO.:** 01-10-S

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7919-25 S. Western / 2328-54 W. 79th Place

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a fast food restaurant with a drive-through facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

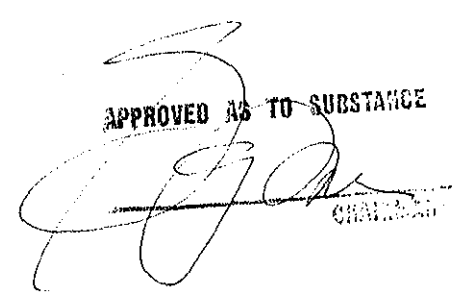
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 21, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 28, 2009; and

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

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

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: 7634-36 N. Greenview, LLC

CAL NO.: 18-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 7634-36 N. Greenview

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of allow 8 dwellings units to be established. The Department of Water record from 1947 states seven dwelling units.

ACTION OF BOARD
CASE CONTINUED TO SEPTEMBER 16, 2010

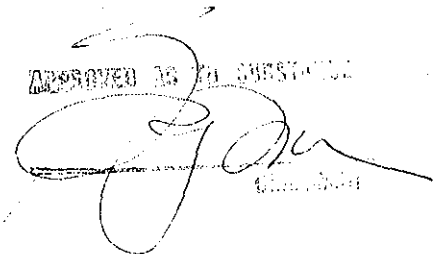
THE VOTE

APR 06 2011
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



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

APPLICANT: Zone Development, Inc.

CAL NO.: 93-10-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2201-03 W. Farwell

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the subdivision of an improved zoning lot. The existing 2 story 2 dwelling unit building shall have a front yard of instead of 6', the side yards shall be 9.96' , 2.3' on the south and 7.96' on the north. *

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011
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 May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2010 and

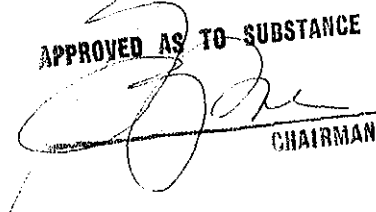
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to subdivide an improved zoning lot; the existing building shall have a front yard of zero; and the side yards shall be 2.3' on the south and 4' on the north for a combined side yard of 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.

ended at Hearing

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Freddy Vigil

CAL NO.: 106-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4146-50 W. Division Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of under Chapter 17 of the Zoning Ordinance to permit the establishment of a proposed Class IV recycling facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 06 2011
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		

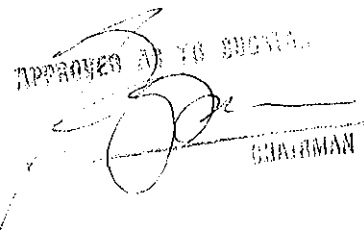
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2010; 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 Class IV recycling facility; the testimony of the planner was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the testimony of the planner was that the use met with the standards for a special use; the applicant stated that he does not bring vehicles to the site and only sells parts; he stated that the Alderman supported his application for a zoning change in order to establish a recycling facility at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED BY: TO SUENGA

CHAIRMAN

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

APPLICANT: McDonald's Corporation CAL NO.: 124-10-S

APPEARANCE FOR: Amy Kurson MINUTES OF MEETING:

May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1380 W. Lake Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of a proposed fast food restaurant with a drive- thru facility.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 06 2011

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. Row 1: Recused. Row 2: X, empty, empty. Row 3: X, empty, empty. Row 4: empty, empty, X. Row 5: X, empty, empty.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a fast food restaurant with a drive through 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 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 drive-through, provided construction is consistent with the layout and design as illustrated on the site plan prepared by Watermark Engineering, dated May 19, 2010 and the elevation drawings prepared by Lingle Design Group, dated May 19, 2010 and provided the final landscape plan is approved by the Department of Zoning and Land Use Planning.

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

Handwritten signature

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

APPLICANT: KVBN, Inc. **CAL NO.:** 125-10-Z

APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
May 21, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2800 W. North Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of an increase in height, of an existing building, from 63'-2" to 67'-9" for a building which is 6 stories high and contains 20 dwelling units.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 06 2011

**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:

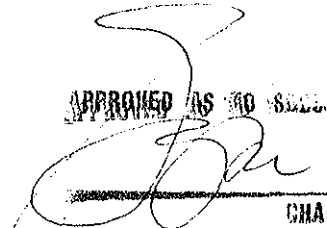
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2010 and

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 increase the height of an existing building from 63'-2" to 67'-9". The existing building is 6 stories and contains 20 dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Hillary & David Bockniak **CAL NO.:** 131-10-Z
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:**
 May 21, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2046 N. Kenmore

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed 3rd floor addition (689 square feet) which will include an increase of 15% of the area that existed prior to the passage of this ordinance, and the north side yard shall be zero instead of 2', the south side yard shall be 2.78' with combined side yards of 2.79'.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

**APR 06 2011
 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		

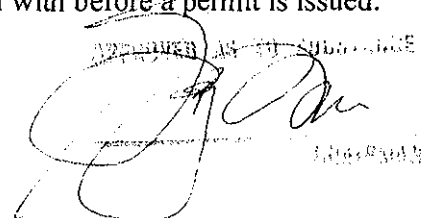
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2010 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 3rd floor addition (689 square feet) which will include an increase of 15% of the area that existed prior to the passage of this ordinance, and the north side yard shall be zero, the south side yard shall be 2.78' with combined side yards of 2.79'; 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.



**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



MAIL DATE *[Signature]*
AUG 25 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

1527 W. Chestnut Inc.

APPLICANT

90-10-Z

CALENDAR NUMBER

1527 West Chestnut Avenue

PREMISES AFFECTED

May 21, 2010

MINUTES OF MEETING

Mark J. Kupiec, attorney

APPEARANCE FOR APPLICANT

APR 06 2011

None

APPEARANCE AGAINST APPLICATION

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

NATURE OF REQUEST

Application for a Variation under Chapter 17 of the Zoning Ordinance for the addition of 1 dwelling unit to a 2 dwelling unit building whose front yard shall be 2'9" instead of 20', to make combined side yards equal zero, to reduce the front yard for parking on a substandard lot along Chestnut to 5'2" instead of 20'.

ACTION OF BOARD

THE VOTE

The application for variation is denied.

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gigi McCabe-Miele	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demetri Konstantelos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rev. Wilfredo DeJesus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jonathan Swain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject property is located on a through-lot that also fronts on Pearson, and the proposed garage would front on Pearson. No relief is requested for the main building on the Chestnut side. The only variations requested are two for the garage: the setback from Pearson and side setbacks. These variations would allow a three-car garage to be constructed.

TESTIMONY

Igor Petruschak, the president of the corporation that owns the property offered testimony about the economic circumstances of the project. The land cost of the project was approximately \$260,000, the construction costs are approximately \$740,000, the soft costs are approximately \$220,000, for a total budget of \$1,220,000. He testified that he discussed units and prices with a realtor, Karen Blazar, who also provided a letter of opinion. The total sale price of the units with a three-car garage as proposed would be \$1,287,000, allowing for about a 5% profit. Without the garage, the total sale price would be \$1,197,000, for a net loss.

Petruschak also testified that there was a garage on the property when it was bought, which was built to the lot line on Pearson with no setback. A newer garage to the west of the subject property is also built to the lot line on Pearson, and laterally from lot line to lot line with no side setbacks. Petruschak also described a letter of support from the condo building to the west, as well a letter of support from the Alderman's office.

In response to a question about the tight fit of the garage on the property, Petruschak testified that he had considered where to place trash cans, saying that they should be kept in the "alley," which would require the neighbors to allow trash cans from the subject property to straddle the property lines.

John Hanna of Hanna Architects was the project architect. He testified about the plans for the project, describing the lot as 25' wide and 90' deep, whereas a standard lot would be 125' deep. Therefore, this is a substandard lot and the Code requires a variation to alter the required 20' setback to the garage door. This lot is also a through-lot, a combination that makes the lot unique compared to most lots in the City.

Hanna described that the subject property is located in an R-5 zoning district. The property is improved with three units, two duplex and one simplex. The requested Variation is for the garage alone, not for the main building itself. R-5 zoning requires one-for-one parking, so three parking spaces are required. He testified that it would be a hardship to require the 20' setback to the garage door.

Hanna testified that about 14 zoning lots on Pearson having a garage facing Pearson. The majority of garages are placed on the lot line, and there are none with the 20' setback. The garage next door is also built laterally from lot line to lot line with no side setbacks.

Regarding the second requested variation for side setbacks, Hanna testified that the side setbacks are only required because this is a through-lot, and that the side setback requirements would not exist on an alley. He testified that there is no way to locate a garage on the subject property without the side setbacks. Hanna also testified that an aerial view of other lots in the neighborhood shows that three-car garages on 25' wide lots are common, and that tenants always prefer a garage.

Hanna testified that he relied on the calculations of a structural engineer, Mark Trimble, as is customary in the field. He also testified that the problem is unique, and the proposed solution will not be detrimental to public welfare, nor injurious to other property in the neighborhood. He said that the proposed design will not impair an adequate supply of light and air, and because the three-car garage is providing required parking, it won't affect traffic on the street. In addition, he testified that the proposed variance would not endanger public safety, would not alter the essential character of the neighborhood, and would be consistent with the purpose of the Zoning Ordinance.

FINDINGS

Pursuant to Section 17-13-1107 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Variance.

1. Strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property.
 - a. The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance.

Igor Petruschak testified that the proposed units could only be sold at a net loss unless the variance is granted allowing a three-car garage. This Zoning Ordinance standard is met.

- b. The practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to similarly situated property.

While the circumstances of a through-lot are unique compared to the City as a whole, the subject property is similarly situated to the neighboring properties on Pearson, which are subject to the same space constraints as the subject property. This Zoning Ordinance standard is not met.

- c. The variation, if granted, will alter the essential character of the neighborhood.

Petruschak testified that if the variation is granted, the trash cans from the subject property would be required either to sit in Pearson Avenue or else to straddle the property lines and sit partially on neighboring properties. This Zoning Ordinance standard is not met.

2. The requested variation is inconsistent with the stated purpose and intent of this Zoning Ordinance.

The requested variation would necessitate placing trash cans from the subject property either in the street or partially on neighboring properties. This would be inconsistent with Zoning Ordinance Sections 17-1-0501 and 17-1-0503, which state the purposes of preserving safety and protecting the character of established neighborhoods. This Zoning Ordinance standard is not met.

CONCLUSION

As the standards for granting a variation have not been met, the Zoning Board of Appeals hereby denies the requested variation.

APPROVED BY TO PRESIDENT
[Signature]
CHAIRMAN