

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

**APPLICANT:** Harlem Birchwood LLC

**CAL NO.:** 256-07-S

**APPEARANCE FOR:**

**MAP NO.:** 19-0

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 7434-42 N. Harlem Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive thru facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

BOARD OF APPEALS  
 R-906 CITY HALL  
 NOV 16 4 48:00

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

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

APPLICANT: Morgan Park Development Corp.

CAL NO.: 301-07-S

APPEARANCE FOR:

MAP NO.: 28-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 11157 S. Vincennes Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive thru facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

AFFIRMATIVE    NEGATIVE    ABSENT

BRIAN L. CROWE

X		
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GIGI McCABE-MIELE

X		
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DEMETRI KONSTANTELOS

X		
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REVEREND WILFREDO DEJESUS

X		
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BOARD OF APPEALS  
R-906 CITY HALL

100 JUL -07 4:11:00

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

APPLICANT: Julia Ugarte

CAL NO.: 386-07-A

APPEARANCE FOR:

MAP NO.: 4-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 627 W. 18th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit on the 1st floor for a commercial unit There is a 2nd dwelling unit on the 2nd floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--  
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

BOARD OF APPEALS  
R-906 CITY HALL

1300 JUL -14 4:11:00

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** Ballydangan Developers LLC **CAL NO.:** 396-07-Z  
**APPEARANCE FOR:** Chris Leach **MAP NO.:** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**PREMISES AFFECTED:** 2478-2502 N. Clybourn Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 27 dwelling unit building whose south west rear yard shall be 8'-11" instead of 35'-8".

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

**JAN 22 2008  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

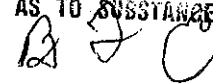
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 27 dwelling unit building whose south west rear yard shall be 8'-11"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  


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**CHAIRMAN**

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

**MINUTES OF MEETING:**

September 21, 2007

**CAL NO.:** 396-07-Z

**JAN 22 2008**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Paul and Lynne Pieper **CAL NO.:** 422-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 2-G  
**APPEARANCES AGAINST:** Sara Isaacson **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 1537 W. Jackson Boulevard  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition whose combined yard shall be zero instead of 3.3' with neither yard less than 2'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the property owners of 1535 W. Jackson are objecting to this matter because they claim that if the variation is permitted, they will then have to relocate a vent for their fireplace and their furnace. They stated that this would be a great expense for them. The vent does extend beyond their lot line. The objector's building was extended many years ago They also stated that this variation would set a precedent in he neighborhood. The applicant shall be permitted to construct a 2-story rear addition whose combined yard shall be zero. The applicant stated that the addition is needed to provide additional bedrooms for her family and that she does not intend on selling the property but wishes to continue living at that location. She also stated that she purchased the property years ago before the neighborhood had improved. The existing building is too small for the needs of the owner. The expansion is not unreasonable nor out of character with 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 be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C  
 CHAIRMAN

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

**APPLICANT:** Rev. Joseph Jones **CAL NO.:** 456-07-Z

**APPEARANCE FOR:** Paul Kolpak **MAP NO.:** 2-M

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 112-18 S. Central Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed daycare and recreation facility addition to an existing religious facility whose front yard shall be 11' instead of 20', the rear yard shall be 15'-4".

**ACTION OF BOARD--**  
VARIATION GRANTED

**THE VOTE**

BOARD OF APPEALS  
R-805 CITY HALL  
2007 NOV 16 11:00

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a daycare and recreation facility addition to an existing religious facility whose front yard shall be 11', the rear yard shall be 15'-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 be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
BQC  
CHAIRMAN

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

**APPLICANT:** MHC Builders, Inc. **CAL NO.:** 457-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** Rosalyn Linzy, Alvin Linzy, Aaron McDonald **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 3621 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 4' instead of 6.34', the combined side yards shall be zero instead of 4'-6" with neither yard less than 2', to reduce the rear yard to 7'-6" instead of 14'-10" and to reduce the rear yard open space to zero instead of 75 sq. ft.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

RECEIVED  
 NOV 17 2007  
 12-306 CITY HALL

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; Ms. Linzy stated that she is the legal owner of the lot directly next door to her property; she stated that the lot located next to her is 3625 S. Calumet. The other objector Mr. Aaron McDonald stated that he is concerned about damage that may be caused to his property during and after construction. The applicant stated that he owns the property that is 3627. He stated that he will address concerns about construction next to the neighboring properties. The applicant shall be permitted to construct 3-story single family residence whose front yard shall be 4', the combined side yards shall be zero , to reduce the rear yard to 7'-6" and to reduce the rear yard open space 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 be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*B2C*



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

**APPLICANT:** MHC Builders, Inc. **CAL NO.:** 458-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 3523 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 5'-4" instead of 6.48', the combined side yards shall be zero instead of 5.28' with neither yard less than 2' to reduce the rear yard to zero instead of 15.12' and to eliminate the 75 sq. ft. of rear yard open space.

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

**THE VOTE**

BOARD OF APPEALS  
 806 CITY HALL  
 NOV 16 11 41 AM '07

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story single family residence whose front yard shall be 5'-4", the combined side yards shall be zero and to reduce the rear yard to zero and to eliminate the 75 sq. ft. of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN

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

**APPLICANT:** MHC Builders, Inc. **CAL NO.:** 459-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** Rosalyn Linzy, Alvin Linzy, Aaron McDonald **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 3627 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 4.0' instead of 6.34', the combined side yards shall be zero each instead of 4'-6" with neither side less than 2', to reduce the rear yard to 7'-6" instead of 14'-10", the rear yard shall be 7'-6" instead of 14'-0" and to eliminate 75 sq. ft. of open space.

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

**THE VOTE**

RECEIVED  
 NOV 16 2007  
 ZONING BOARD OF APPEALS  
 CITY OF CHICAGO

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; Ms. Linzy stated that she is the legal owner of the lot directly next door to her property; she stated that the lot located next to her is 3625 S. Calumet. The other objector Mr. Aaron McDonald stated that he is concerned about damage that may be caused to his property during and after construction. The applicant stated that he owns the property that is 3627. He stated that he will address concerns about construction next to the neighboring properties. The applicant shall be permitted to construct a 3-story single family residence whose front yard shall be 4.0' instead of 6.34', the combined side yards shall be zero each instead of 4'-6" with neither side less than 2', to reduce the rear yard to 7'-6" instead of 14'-10", the rear yard shall be 7'-6" instead of 14'-0" and to eliminate 75 sq. ft. of open space. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

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

**APPLICANT:** Sonny Miller d/b/a Intuition Gifts and Books **CAL NO.:** 460-07-S

**APPEARANCE FOR:** Gary Wigoda **MAP NO.:** 1-E

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 44 E. Superior Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a fortune telling service in a DX-12 Downtown Mixed-Use District.

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

**THE VOTE**

BOARD OF APPEALS  
 R-306 CITY HALL  
 720 S. WABASH AVE. CHICAGO, IL 60605

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 November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of a fortune telling service at this location.

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

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

APPLICANT: Ulises Rodriguez and  
Yesenia Villasenor Rodriguez

CAL NO.: 461-07-A

APPEARANCE FOR:

MAP NO.: 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 2415 W. Washburne Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a single family residence with a 2nd floor addition in a PMD-7 Planned Manufacturing District. Planned Manufacturing #7 does not allow residential use. The 2nd floor has been built without permits. The Board has no authority to allow an expansion of residential use in a manufacturing district.

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

THE VOTE

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

2008-01-18  
CITY HALL

APPROVED AS TO SUBSTANCE

*BAC*

CHAIRMAN

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

**APPLICANT:** Williams Morales

**CAL NO.:** 462-07-Z

**APPEARANCE FOR:** Gary Wigoda

**MAP NO.:** 5-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 1624 N. Wood Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the proposed rear dwelling unit expansion on a site which contains 2 separate buildings. The applicant seeks a reduction north side yard to be zero instead of 2', the south side yard shall be 2.19', the combined side yards shall be 2.19' and to increase the floor area by 84 sq. ft. which is not more than 15% of the building areas that existed prior to this code.

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

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Zoning Board of Appeals has reviewed the request for a variation. The Board finds that an injunction exists ( No. 06M1-400515 Agreed Order of Settlement with Permanent Injunction) for this property. The Board finds that under item #6, the Defendant further agrees to deconvert the Coach House back to its original design and use. The dimensions of the Coach House's original design are depicted in the Plat of Condominium (" Plat of Condominium") as attached as Exhibit A to this Agreed Order. The Board has denied the request for the variation at this time. The Board finds that if the Circuit Court of Cook County modifies the Court Order the case may be considered for review. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be denied

APPROVED AS TO SUBSTANCE

*B2C*

SECRETARY

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

APPLICANT: Eva and Ben Rafols

CAL NO.: 463-07-Z

APPEARANCE FOR:

MAP NO.: 9-L

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 5209 W. Patterson Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence whose combined side yards shall be 4' (3.2' on the south and .8' on the north) instead of 5.8' and to reduce the rear yard to 2'-11" instead of 3.5'.

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

THE VOTE

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

BOARD OF APPEALS  
R-805 CITY HALL  
2007-11-16 A.M.

APPROVED AS TO SUBSTANCE

BLC  
CHAIRMAN

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

APPLICANT: Tarik Kishta

CAL NO.: 464-07-A

APPEARANCE FOR:

MAP NO.: 19-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 7301 N. Sheridan Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a commercial use on the 1st floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no record of a limited business license at this site.

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

THE VOTE

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

2-11-08  
2-9-08  
CITY HALL

APPROVED AS TO SUBSTANCE

*B2L*

CHAIRMAN

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

**APPLICANT:** Mohammad Rafi **CAL NO.:** 504-07-A  
**APPEARANCE FOR:** Warren Silver **MAP NO.:** 19-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 7301 N. Sheridan Road

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a commercial use on the 1st floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no record of a limited business license at this site.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

RECEIVED APPELLANT  
 N-905 CITY HALL  
 NOV 16 11 00 AM '07

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

**THE RESOLUTION:**


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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that there has always been a commercial use at this location and that the use was temporarily suspended due to construction on the building. The applicant wishes to establish a license to sell tobacco and food at this location. The Board finds that the appellant will be permitted to re-establish a retail use at this location. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN



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

**APPLICANT:** Los Delfines, Inc.

**CAL NO.:** 465-07-Z

**APPEARANCE FOR:** Philip J. Salerno

**MAP NO.:** 12-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 5207-09 S. Archer Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the establishment of a public place of amusement within 125 feet of an RS3 zoning district.

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

**THE VOTE**

CLERK OF BOARD  
 11-306 CITY HALL  
 300 S. LA SALLE ST.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*B2L*

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

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

APPLICANT: Marianne Brennan

CAL NO.: 466-07-A

APPEARANCE FOR:

MAP NO.: 10-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 455 W. 41st Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a single family residence with a rear 2-story addition in a M2-3 Light Industry District. Residential use is not allowed in a manufacturing district and therefore the expansion is not permitted.

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

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

BRIAN L. CROWE

X		
---	--	--

GIGI McCABE-MIELE

X		
---	--	--

DEMETRI KONSTANTELOS

X		
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REVEREND WILFREDO DEJESUS

X		
---	--	--

JONATHAN SWAIN

X		
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OFFICE OF APPEALS  
4-806 CITY HALL  
1000 J.P. O'BRIEN AVE  
CHICAGO, IL 60605

APPROVED AS TO SUBSTANCE

B2L

CHAIRMAN

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

**APPLICANT:** John Hofmeister & Son, Inc.

**CAL NO.:** 467-07-S

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 6-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 2329-43 S. Damen Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in a C3-2 Commercial, Manufacturing and Employment District, to serve the commercial use at 2398 S. Blue Island.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

RECEIVED  
 ZONING BOARD  
 CITY HALL  
 NOV 16 2007

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

**THE RESOLUTION:**

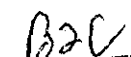
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site accessory parking lot for private passenger automobiles, to serve the commercial use at 2398 S. Blue Island.; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant complies with the landscape and fencing requirements of 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: John Hofmeister & Son, Inc.

CAL NO.: 468-07-Z

APPEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 2329-43 S. Damen Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C3-2 Commercial, Manufacturing and Employment District, the reduction of 5 trees which are required to comply with landscaping in the parking lot.

ACTION OF BOARD--  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

CITY OF CHICAGO  
14-806 CITY HALL  
2007 JUN 14 7:11 PM

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** Berteau Development LLC **CAL NO.:** 469-07-Z  
**APPEARANCE FOR:** Jill Conroy **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 2037 W. Berteau Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence, whose front yard shall be 5'-8" instead of 17.08', the combined side yards shall be zero each instead of 5' and to eliminate the rear yard open space.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-905 CITY HALL  
 2037 W. BERTEAU AVENUE

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story single family residence, whose front yard shall be 5'-8", the combined side yards shall be zero each and to eliminate the rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*B2L*

NOV 16 2007

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

**APPLICANT:** Lakeview Manufacturing Co., Inc. **CAL NO.:** 470-07-S  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 952 W. Newport Avenue

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

**ACTION OF BOARD--**  
 APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 11-905 CITY HALL  
 2007-11-16 A.M.

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

**THE RESOLUTION:**

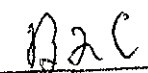
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon, the testimony of the appraiser was that this use is compatible with the surrounding neighborhood and is not out of character with the community; the Board finds that the applicant may have only one chair to operate 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): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: SBA Network Services

CAL NO.: 471-07-S

APPEARANCE FOR:

MAP NO.: 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 5042 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an existing wireless communication facility which will be extended from 85' to 99' in height in a C1-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--  
CASE CONTINUED TO DECEMBER 21, 2007

THE VOTE

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

BOARD OF APPEALS  
1-906 CITY HALL  
NOV 16 11:00 AM '07

APPROVED AS TO SUBSTANCE

*D2C*

CHAIRMAN

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

**APPLICANT:** Estate of William Kritt **CAL NO.:** 472-07-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 2101-13 W. Walnut Street / 214-24 N. Hoyne \*

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site accessory parking lot for private passenger vehicles in a PMD-4 Planned Manufacturing District (previously hear as case #409-03-S).

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 11-506 CITY HALL  
 200 W. WASHINGTON AVENUE

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

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot for private passenger vehicles. This matter was previously heard in Cal. No. 409-03-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 Planning and Development recommends approval of the proposed accessory parking lot, provided the applicant complies with the landscaping and fencing requirements of the Chicago Landscape Ordinance.

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

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** 4601 N Dover LLC **CAL NO.:** 473-07-A  
**APPEARANCE FOR:** Howard Kilburg **MAP NO.:** 11-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 4601 N. Dover Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to the re-establishment of commercial space located on the ground floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no evidence of a business license nor commercial use for the last 18 months. Section 17-15-0304-1 states: If a non con-forming use is discontinued for 18 months or more, al non-conforming use rights are lost and the re-establishment of the non-conforming use is prohibited.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

4601 N. DOWER STREET  
 CHICAGO, IL 60641  
 773-328-4100

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 November 16, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant in this matter stated that there has always been a commercial use at the ground floor at this location. The Appellant also stated that other similar building also have commercial uses at the ground floor. The appellant stated that the previous businesses that operated there may have not required a business license to do so. The Board finds that the appellant will be permitted to re-establish a commercial use at the ground floor.

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** Church of Scientology of Illinois,  
an Illinois not-for-profit corporation

**CAL NO.:** 474-07-S

**APPEARANCE FOR:**

**MAP NO.:** 2-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 650 S. Clark Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a DX-12 Downtown Mixed-Use District.

**ACTION OF BOARD--**  
CASE CONTINUED TO JANUARY 18, 2008

**THE VOTE**

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

BOARD OF APPEALS  
R-806 CITY HALL  
2007.11.16 4:11:02

APPROVED AS TO SUBSTANCE  
B2C  
CHAIRMAN

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

**APPLICANT:** Dos Ruedas, LLC **CAL NO.:** 475-07-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** John Kugler **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 1861 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed liquor store in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

1700 of APPEALS  
 ROOM 905 CITY HALL  
 1000 11-16-07 11:15 AM

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

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that the establishment of this business would contribute to the crime in the area; the Board will permit the applicant to establish a liquor store at this location, provided that exterior security cameras are installed and operating during business hours; 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 liquor store.

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:** Patriot Staffing, Inc. **CAL NO.:** 476-07-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 8-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 3824 S. Kedzie Avenue  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed day laborer in a B3-1 Community Shopping District.

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

**THE VOTE**

BOARD OF APPEALS  
 4-806 CITY HALL  
 NOV 16 2007 11:00 AM

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

**THE RESOLUTION:**

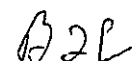
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a day labor service; 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 day labor facility.

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: Alberto Estrella

CAL NO.: 477-07-A

APPEARANCE FOR: Same

MAP NO.: 8-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 3658 S. Wood Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a residential use to be establish on the 1st floor front of the building. There will then be a total of 4 dwelling unit within one structure and then to allow a driveway to be accessed from a street rather than the alley in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

OFFICE OF APPEALS  
R-905 CITY HALL  
1006 S. WOOD ST. A11:00

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 November 16, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that she wishes to establish four dwelling units in the front building and wishes to remove the dwelling unit from the rear building and use the rear building for a garage. The Board will permit the appellant to establish four dwelling units in the front building and a garage. The garage must be accessed from the alley. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** Gavin Campbell Trust

**CAL NO.:** 478-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 3-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 1417 N. Hoyne Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 8'-7" high brick wall at the rear of the property.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 11-806 CITY HALL  
 11-806 CITY HALL

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a solid fence that may not exceed 8 feet in total height; the solid part of the fence may only be 6' in height the remaining 2 feet must be constructed of a material that air and or light can pass through; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BZC*

CHAIRMAN

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

APPLICANT: Paxson Communications of Chicago-38, Inc. CAL NO.: 480-07-S

APPEARANCE FOR: MAP NO.: 2-F

APPEARANCES AGAINST: MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 328 S. Jefferson Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed roof mounted satellite disc antennas which exceeds 16 feet in height above the building and which is also in excess of 3 meters in diameter in a DX-7 Downtown Mixed-Use District.

ACTION OF BOARD--  
CASE CONTINUED TO FEBRUARY 15, 2008

THE VOTE

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

2008-11-16 11:00 AM  
328 S. JEFFERSON ST  
CHICAGO, IL 60606

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN







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

APPLICANT: Matthew K. Nagle

CAL NO.: 483-07-A

APPEARANCE FOR:

MAP NO.: 445

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 3814 N. Paulina Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a fence to be 8' height in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--  
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

OFFICE OF THE CLERK  
11-15-07 11:11 AM  
11-16-07 11:11 AM

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

**APPLICANT:** Euler Brown **CAL NO.:** 484-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 3633 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the division of an improved zoning lot. The existing 2 dwelling unit building shall have a zero south yard and shall eliminate the rear yard open space.

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

**THE VOTE**

BOARD OF APPEALS  
 11-16-07 11:00 AM

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

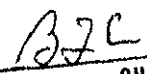
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

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

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

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Gloria D. Wilson **CAL NO.:** 485-07-A  
**APPEARANCE FOR:** Same **MAP NO.:** 20-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 8147 S. Dr. Martin Luther King Drive

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a commercial use as a seamstress/tailor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Zoning Board of Appeals has previously heard this case in 1985 (#372-85-A). There is no current business license on file and the non-conforming use is considered to have lapsed.

**ACTION OF BOARD--**

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

**THE VOTE**

BOARD OF APPEALS  
 37-905 CITY HALL  
 CHICAGO, ILL. 60607

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

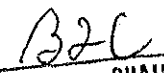
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant case was previously heard in Cal. No 372-85-A. She stated that she has been in business since then but did not acquire a business license. The Board find that the appellant shall be permitted to establish a tailor shop at the location. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Obie Pittman **CAL NO.:** 486-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 20-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 8451-53 S. South Chicago Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a banquet facility which seeks to add a public place of amusement license to the property.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

RECEIVED  
 ZONING BOARD OF APPEALS  
 12-30-07 11:11 AM

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

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

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

**APPLICANT:** Rochelle Binik **CAL NO.:** 487-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 1625 W. Carmen Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed open front porch and balcony whose front yard shall be 12' instead of 19.84' and the combined side yards shall be 3.85' (1.09' on the east and 2.76' on the west) instead of 5' with neither yard less than 2' for a single family residence.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
11-16-07 11:00

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


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a open front porch and balcony whose front yard shall be 12' and the combined side yards shall be 3.85' (1.09' on the east and 2.76' on the west) for a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**







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

**APPLICANT:** Henry's Sober Living House **CAL NO.:** 490-07-S  
**APPEARANCE FOR:** Amanda Coleman, Jeffrey Leslie **MAP NO.:** 20-D  
**APPEARANCES AGAINST:** Nedra Savieu, Sydney Vincent **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 8032-34 S. Ingleside Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in an RS-3 Residential Single-Unit (Detached House) District.

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

**THE VOTE**

BOARD OF APPEALS  
 CITY HALL  
 110 N. LA SALLE ST.  
 CHICAGO, IL 60602

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

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector's in this matter stated that they are concerned about the establishment of this type of facility in their neighborhood; the objectors also feel that the residents of the facility will contribute to the amount of crime and drug activity in the area; the objector's are also concerned about supervision for the residents of the facility; the applicant will be permitted to establish a transitional residence at this location; The testimony of the appraiser was that the use would not have a negative impact on the surrounding community; the Board also finds that the applicant must return to the Board every two years for review; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the proposed transitional shelter, provided that the shelter house no more than 20 clients in five units and that one unit is used exclusively by the on-site manager and staff. The Department further recommends the shelter clients be limited to adult males recovering from substance abuse.

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: Valerie Carlson

CAL NO.: 491-07-A

APPEARANCE FOR:

MAP NO.: 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 16, 2007

PREMISES AFFECTED: 2148-50 W. Wellington Avenue

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

ACTION OF BOARD--  
CASE CONTINUED TO MARCH 21, 2008

THE VOTE

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

BOARD OF APPEALS  
11-806 CITY HALL

NOV 16 2007

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

**APPLICANT:** Jane Addams Delta Development Corp **CAL NO.:** 492-07-S

**APPEARANCE FOR:** Same **MAP NO.:** 1-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 4016 W. Lake Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 23 private passenger automobiles, in an PMD #9 Planned Manufacturing District, to serve the required parking for 4015 W. Carroll.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

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

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

ROOM 905  
 1-309 OF APPEALS  
 11-16-07 11:41 AM  
 11-16-07 11:41 AM

**THE RESOLUTION:**

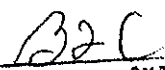
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an accessory off-site parking lot for 23 private passenger vehicles to serve the required parking for 4015 W. Carroll; 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

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:** Melvin D. and Mable L. Owens  
(Westside Christian Center)

**CAL NO.:** 493-07-S

**APPEARANCE FOR:** Same

**MAP NO.:** 3-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 5618-22 W. Chicago Avenue

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

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

**THE VOTE**

ZONING BOARD OF APPEALS  
 11-605 CITY HALL  
 CHICAGO, IL 60605

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious facility at this location; the testimony of the appraiser was that this use is consistent with the neighborhood and is not out of character with the surrounding properties; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

CHAIRMAN



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

**APPLICANT:** A Safe Haven, LLC **CAL NO.:** 495-07-Z  
**APPEARANCE FOR:** Sanford Stein **MAP NO.:** 5-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007  
**PREMISES AFFECTED:** 4846-56 W. North Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C2-1 Motor Vehicle-Related Commercial District, a proposed transitional residence which will not have the 2 (two) required parking spaces.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

CHAIRMAN

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

**APPLICANT:** Ahmed B. Yahya

**CAL NO.:** 496-07-S

**APPEARANCE FOR:** Alex Ogoke

**MAP NO.:** 11-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 4407 N. Hazel Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-5 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

OFFICE OF APPEALS  
 12-806 CITY HALL  
 CHICAGO, IL 60607  
 TEL: 312-744-1100

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

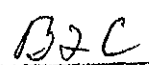
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use is compatible with the community and is in character of 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 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:** Nancy Renderman **CAL NO.:** 497-07-S

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 1939 W. Division Street

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

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 14-606 CITY HALL  
 1000 J.C. - 11 A.M. 11.00

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

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



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

**APPLICANT:** Benedict James Fiorentino

**CAL NO.:** 498-07-A

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 2-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 706 S. May Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot and the reduction of the zoning lot containing a residential building. This lot is reducing its area to allow a 3 dwelling unit building to be erected. City records show 2 dwelling units exist. The applicant claims the residence is only single family residence. If it is a multi-unit building, then it lacks parking spaces for each current unit. There is only room for one parking space. The owner claims the building is a single family residence but no evidence has been offered to show it existed as a single family residence for this previous 50 years in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--**

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

**THE VOTE**

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 November 16, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant will allow an on-site inspection in order to determine the number of dwelling units at this location. If inspection discloses only one dwelling unit the Board will allow the division of the improved zoning lot.

**APPROVED AS TO SUBSTANCE**

*B2C*

CHAIRMAN

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

**APPLICANT:** Benedict James Fiorentino

**CAL NO.:** 499-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 2-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 706 S. May Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The proposed 3-story 3 dwelling unit building shall have a combined side yard of 1 foot (zero on the north and 1' on the south) instead of 4' with neither yard less than 2'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 706 S. MAY STREET  
 CHICAGO, ILL. 60605

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot; the applicant shall be permitted to construct a 3-story 3 dwelling unit building shall have a combined side yard of 1 foot (zero on the north and 1' 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 be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

**APPLICANT:** Benedict James Fiorentino

**CAL NO.:** 500-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 2-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 706 S. May Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed division of an improved zoning lot. The existing building shall have zero side yards instead of 4' with neither yard less than 2' and to eliminate the 139.75 sq. ft. of open space.

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

**THE VOTE**

BOARD OF APPEALS  
 11-306 CITY HALL  
 200 OCT -1 11:00

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

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improve zoning lot; the existing building shall have zero side yards and shall be permitted to eliminate the 139.75 sq. ft. of open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Starbucks Coffee Company-Mike Achim **CAL NO.:** 501-07-S  
**APPEARANCE FOR:** Endy Zemenides **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 1651 N. Western Avenue  
**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed restaurant with drive thru facility.

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

**THE VOTE**

OFFICE OF APPEALS  
 11-005 CITY HALL  
 1200 JACKSON AVENUE  
 CHICAGO, IL 60604

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


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a restaurant with a drive thru facility; 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-thru facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Corporate Design & Development Group, Ltd. dated November 15, 2007, 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:** Chicago Transit Authority

**CAL NO.:** 502-07-S

**APPEARANCE FOR:** Langdon Neal

**MAP NO.:** 13-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
November 16, 2007

**PREMISES AFFECTED:** 3112 W. Foster Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed addition to a major utility and service use (CTA Bus service and maintenance facility) in an RS-2 Residential Single-Unit (Detached House)/C1-2 Neighborhood Commercial District.

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

**THE VOTE**

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

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an addition to a major utility and service use (CTA bus service and maintenance facility); 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 addition, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Chicago Transit Authority Engineering Department, dated September 18, 2007, and provided the applicant complies with the landscaping and fencing requirements of 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:** Carol Ross and Alan Barney **CAL NO.:** 505-07-A  
**APPEARANCE FOR:** Joseph Gattuso **MAP NO.:** 9-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 16, 2007  
**PREMISES AFFECTED:** 3750 N. Lake Shore Drive  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the increase the existing floor area to allow for a 350 sq. ft. addition to unit 17D in an RM-6.5 Residential Multi-Unit District. The applicant wishes to enclose terrace.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

BOARD OF APPEALS  
 N-806 CITY HALL  
 2007-11-16 A 11:00

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

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-6.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to increase the existing floor area by enclosing a terrace. The Board will permit the appellant to enclose the terrace thereby increasing the existing floor area. The existing building is more than 50 years old. The decision of the Zoning Administrator is reversed.

APPROVED AS TO FORM AND CONTENT

*BLC*

**CHAIRMAN**