

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - April 18, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on item 1-68*)

Members: Henry P. Szymanski (*voting on items 1-69*)
Scott R. Winkler (*voting on items 1-69*)
Catherine M. Doyle (*voting on items 1-69*)
Roy B. Nabors (*voting on items 1-69*)

Alt. Board Members: Donald Jackson (*voting on item 69*)

START TIME: 2:15 p.m.

End Time: 6:17 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23840 Dimensional Variance	Fred Russell Reid Family Outreach, Inc.; Lessee Request to occupy the premises as a Small Group Shelter Care Facility for 8 children.	1119 W. Capitol Dr. 10th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	24157 Special Use	Tammy Perry Lessee Request to occupy the premise as a day care facility for 40 children, 6wks-12yrs, 6:00am-1:00am Monday-Friday.	4843 N. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	24174 Use Variance	Micheal A. Faucett, Property Owner Request to occupy the premises as a manufacturing facility (repair wood pallets).	2826 N. Martin L King Dr. 6th Dist.
	Action:	Granted 1 yr.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That outdoor storage is kept to a minimum and must be maintained in a clean and orderly fashion. 5. That this Variance is granted for a period of one (1) year, commencing with the date hereof. 	
4	24126 Special Use	Neil Albrecht Milwaukee LGBT Community Center; Lessee Request to occupy the premise as an office.	315 W. Court St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	24127 Use Variance	Tasha Jenkins Fighting Back, Inc.; Lessee Request to occupy the premise as a social service facility. Action: Granted 3 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	315 W. Court St. 6th Dist.
6	24105 Special Use	Khaled Farhud d/b/a Sam's Fast & Tasty;Property Owner Request to construct and occupy the premises as a type 'B' carryout restaurant. Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	3501-09 W. Center St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	24083 Special Use	Albertine Hayes, Property Owner Request to occupy the premise as a tavern.	3000 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That If the area on the west side of the building is to be used for parking, it must be paved and the parking spaces delineated (permit required). 5. That the unused driveway on West Fond du Lac Avenue is closed and restored with curb and gutter. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	24148 Special Use	Platinum Audio, LLC Jesse Romero; Lessee	1579 S. 38th St. 8th Dist.
		Request to occupy the premise as a music hall studio and school.	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy permit and complies with all State commercial building code requirements for schools. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	24153 Dimensional Variance	John and Kelly Kassander Property Owner Request to construct mini warehouse buildings on the premises.	5115 W. Good Hope Rd. 9th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That revised landscape and screening plans which include a buffer along the west and southwest edges of the property are submitted to and approved by the Department of City of City Development - Planning Administration Section prior to the issuance of any permits. 5. That site illumination must be controlled to prevent glare onto adjacent streets and properties. 6. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	24170 Special Use	Theodora McQueen, Lessee Request to occupy the premise as a day care center for 20 children, 6wks-12yrs, Monday-Sunday 6:30am-12:00am.	1135 W. Keefe Av. A/K/A 1131-35 W. Keefe Ave. 10th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant schedules a fire inspection and complies with all outstanding orders and conditions prior to receiving an occupancy certificate. 5. That landscaping and screening plans for the parking area are submitted which meet the intent of s.295-75. 6. That the outdoor play area is not utilized after 8:00 P.M. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	24112 Dimensional Variance	Jesus and Claudia Guerrero Property Owner Request to construct an addition to the existing garage which exceeds the allowed area.	1117 W. Washington St. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
12	24117 Special Use	Allan H. Haas H2D Inc.;Lessee Request to occupy a portion of the premise as an office(graphic design services).	420 S. 1st St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant schedules an inspection of the boiler prior to occupancy. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	24139 Special Use	Downey Management, Inc. d/b/a Thrifty's Donna Szweda/Carla Krueger; Lessee	1730-38 S. 13th St. 12th Dist.
		Request to continue occupying the premises as a retail sales of used merchandise.	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take appropriate measures to insure that donated items do not accumulate outside. 5. That all previous conditions regarding case No. 18224 are complied with. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	24143 Special Use	MVP Pizza INC., Lessee Request to occupy the premise as a type 'B' restaurant.	1316 W. Forest Home Av. A/K/A 1302-1338 W. Forest Home Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy permit and complies with all State commercial codes for restaurants. 5. That the petitioner shall maintain the site improvements, including landscaping in accordance with plans as approved by the Department of City Development. 6. That any changes to the building facade or to signage must approved by the Historic Preservation Commission prior to the issuance of any permits. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	24147 Special Use	Yarellie Alvarez Freddy's Appliance N More; Lessee Request to occupy the premises for storage of appliances in connection with the appliance store across alley.	1122 W. Becher St. A/K/A 1122-36 W. Becher St. 12th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	24111 Use Variance	The Herro Co. INC.,Prospective Buyer Request to occupy the premise as a day care facility for 60 children, ages infant - 12 yrs, from 7:00am-7:00pm Monday-Friday.	1209 W. Layton Av. 13th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the sign area of the proposed ground sign is limited to a maximum of 30 square feet. 6. That a revised site plan identifying six (6) on-site parking spaces and an on-site outdoor play area of at least 750 square feet is submitted to the Board of Zoning Appeals and is approved by the Zoning Administration Group prior to the issuance of any permits. 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	24123 Dimensional Variance	Gordon N. Planning, Property Owner Request to construct a detached garage 19.5 ft. in height.	141 W. Warnimont Av. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
18	24158 Dimensional Variance	Ellen Manglos, Property Owner Request to construct a one-story addition on existing house at front.	4484 S. Quincy Av. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

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19	24104 Special Use	Benjo LLC Jim Wicker, Managing Member; Property Owner	10400 W. Silver Spring Dr. 15th Dist.
		Request to construct a drive-through facility (bank).	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans are submitted which meet the intent of s.295-75. 5. That site illumination is controlled to prevent glare onto adjacent streets and residences. 6. That the petitioner must make separate application for any additional pylon or monument signage for this site. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	24115 Special Use	Airoldi Brothers Inc., Property Owner Request to occupy the premise as a motor vehicle service facility with a 6,000 sq. ft. addition. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	9062 N. 107th St. 15th Dist.
21	24125 Use Variance	Matt Whitaker Power Specialities Corp.;Prospective Buyer Request to occupy the premise as a storage and wholesale trade facility(contractor's shop).	10136 W. Fond Du Lac Av. 15th Dist.
		Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
22	24135 Use Variance	Ken Dippel Other Request to occupy a portion of the premise as wood finishing facility .	10136 W. Fond Du Lac Av. 15th Dist.
		Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	24152 Special Use	Cream City Storage LLP Property Owner Request to construct an indoor storage facility on the premise.	10020 W. Appleton Av. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
24	24154 Special Use	Mark R. Herian, Property Owner Request to occupy the premise as a health and social service facility(hospice) for 27 adults.	8526 W. Mill Rd. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	24160 Special Use	F-S Truck & Trailer Repair, Property Owner	6131 N. 84th St. 15th Dist.
		Request to continue occupying the premise as a truck repair, parking, and leasing facility with a 30x85 sq. ft. addition.	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions regarding case No. 23899 are complied with. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on December 12, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	24079 Use Variance	Leonard Massey, Lessee Request to occupy the premise as a second hand retail sales facility(major appliances).	1801 W. Galena St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor display of products or merchandise. 5. That no exterior signs except those that are on the site plan and approved by the Board be permitted. 6. That no merchandise is stored outside at anytime. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That signage is limited to a maximum of 17.5 square feet. 9. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	24113 Special Use	John Hennessy Hennessy Group, Inc.; Prospective Buyer	1539-41 W. Kilbourn Av. 17th Dist.
		Request to construct a new 5-story rooming house.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That rooming house occupancy is limited only to Marquette University students. 5. That all previous conditions regarding case No. 23735 are complied with. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 7. That these Variances are granted to run with the land. 	
28	24114 Special Use	Grisby Child Dev. Center, Other	1011 W. Center St. A/K/A 1121 W Center St. 17th Dist.
		Request to occupy a portion of the premise as a day care facility for 30 children, 4wks-12yrs, 6:30am-6:00pm Monday-Friday.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	24122 Special Use	John Hennessy Hennessy Group Inc.;Property Owner	1514-18 W. Kilbourn Av. 17th Dist.
		Request to construct 4 two-story condo style apartments (rooming house).	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That rooming house occupancy is limited only to Marquette University students. 5. That all previous conditions regarding case No. 23627 are complied with. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 7. That these Varicances are granted to run with the land. 	
30	24141 Special Use	CCTR Group, Inc., Prospective Buyer	5151 N. 35th St. 1st Dist.
		Request to continue occupying the premises as a social service facility.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the ald. request and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	24082 Special Use	Dennis Biegaj, Lessee Request to occupy the premise as a second hand sales facility (used furniture).	7337 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of products or merchandise. 5. That there is no additional signage except that which is on the site plan and approved by the Board. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	24130 Special Use	U Haul Internationals Greg Ruffing; Property Owner	7677 W. Appleton Av. 2nd Dist.
		Request to continue occupying the premises as a motor vehicle sales, leasing, and rental facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all conditions regarding case No. 18905 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	24116 Special Use	Jeff Margenau, Property Owner Request to occupy the premise as a day care facility for 16 children, 6wks-2yrs, 6:00am-6:30pm Monday-Friday.	800 E. Chambers . 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That wall signage is limited to a maximum of 30 square feet. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	24128 Use Variance	Randy Gwinn, Property Owner Request to occupy the premise as an indoor storage and wholesale trade facility.	1020 E. Land Pl. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
35	24159 Dimensional Variance	Tammy Beyreis, Property Owner Request to construction an addition on a single-family dwelling at rear putting garage in side setback.	2112 E. Park Pl. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	24166 Special Use	Jerome W. Kahn, Property Owner Request to occupy the premise as a parking lot.	316-18 W. State St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration that includes a 3-foot high masonry wall along West State Street. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	24169 Special Use	Bradley Center Sports & Entertainment Corporation, Property Owner Request to continue occupying the premise as a commercial parking lot.	1133 N. 5th St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 24134 are complied with. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
38	24129 Dimensional Variance	Myron Wilburn, Property Owner Request to occupy the premise as a group home for 8 children, ages 12-17 yrs.	2660 N. 4th St. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
39	24106 Use Variance	James W Lyte, Lessee Request to occupy the premise as a personal service facility(barber shop).	2140 N. 27th St. 7th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Craig Zetley.	
	Vote:	2 Ayes - Winkler & Zetley, 3 Nays - Szymanski, Doyle, & Nabors	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	24121 Dimensional Variance	Michelle Harmon, Property Owner Request to occupy the premise as a community living arrangement for 4 adults.	2624 N. 50th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
41	24145 Special Use	Donald Harmon, Prospective Buyer Request to occupy the premise as a day care facility for 24 children, 6wks-12yrs, from 6 a.m. to 12 a.m., Monday-Sunday.	2976 N. 21st St. 7th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to grant the appeal. Motion failed.	
	Vote:	1 Ayes - Winkler, 3 Nays - Nabors, Doyle, & Szymanski, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	24095 Special Use	Katharina Pacirski, Property Owner Request to occupy the premise as a rooming house for 10 rooms.	2205-07 S. Muskego Av. 8th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	24033 Special Use	Mercantile Thrift Stores, Inc.d/b/a Value Village Cathrine J. Wendorf, President;Lessee	729 S. Layton Bl. A/K/A 2716-22 W. National Av. 8th Dist.
		Request to continue occupying the premises as a second hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows are maintained in an attractive manner. 5. That all previous conditions of case No. 20724 are complied with. 6. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
44	24119 Special Use	Eric Streff, Lessee	7375 N. 51st St. 9th Dist.
		Request to occupy the premise for retail and wholesales of used cars.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	24030 Special Use	Bulk Petroleum Corporation Prospective Buyer Request to occupy the premises as a motor vehicle pumping station with convenience store.	4907 W. Fond du Lac Av. A/K/A 4901-07 W. Fond du Lac Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the petitioners request and will be rescheduled at the next available hearing.	
46	24142 Special Use	Mydu Mai, Lessee Request to occupy the premise as an amusement machine premise with a rental facility.	2203 W. National Av. A/K/A 2201-2205 W. National Ave. 12th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
47	24161 Appeal of an Order	Kramer International INC David Jungen;Property Owner Request to appeal the order of the Department of Neighborhood Services determining the premise to be an outdoor storage facility.	114 E. Pittsburgh Av. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the Ald. request and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	24034 Dimensional Variance	Maria Rivera Esmeralda Restaurant;Property Owner Request to occupy the premises as a Type 'A' restaurant.	1801 S. 11th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	24100 Special Use	Lifta, Inc. Mohammad Hammad; Property Owner	5518 S. 13th St. 13th Dist.
		Request to continue occupying the premises as a motor vehicle pumping station, convenience store, and car wash with a change to 24 hours per day.	
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That there is no outdoor storage or display of products or merchandise. 6. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 13, 2008. 	
50	24071 Dimensional Variance	La Donna Hart Property Owner	9508 W. Silver Spring Dr. 15th Dist.
		Request to occupy the premises as an Adult Family Home (AFH) 4.	
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	24089 Special Use	Roshelle Rutledge Fred Rutledge;Prospective Buyer	5629 N. 91st St. 15th Dist.
		Request to occupy the premise as a group day care for 55 children, 24hrs. Monday-Friday, 6:00am-5:00pm Saturday, and 10:00pm-6:00am Sunday.	
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
52	24047 Special Use	Robert B. Pyles, Lessee	8100 W. Brown Deer Rd. 15th Dist.
		Request to continue occupying the premises as a type 'B' restaurant with the addition of a videogame center (7 games).	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions regarding case No. 22142 are complied with. 5. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 27, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	24078 Special Use	Small World Child Care Valerie L. Swenson; Lessee	5505 W. Lloyd St. 16th Dist.
		Request to continue occupying a portion of the premises as a day care center for 35 children, age 2-12, Monday through Friday, 6:30 AM to 6:00 PM.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
54	24091 Special Use	Luridan Nichols, Lessee	1219 W. Mc Kinley Av. 17th Dist.
		Request to occupy the premises as a rooming house for 8 people.	
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	24131 Dimensional Variance	Verdella Harvey, Property Owner Request to occupy the premise as a community living arrangement for 4 adults.	2624 N. 16th St. A/K/A 2624-26 N. 16th St. 17th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	
56	24132 Special Use	Donald Harmon d/b/a Baby Steps Daycare Center;Property Owner Request to occupy the premises as a day care center for 8 children,ages 6 weeks to 12 years, from 6 a.m. to 12 a.m.	2608 N. 17th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
57	24133 Special Use	Holsey Nelson Mary Nelson; Lessee Request to occupy the premise as a day care facility for 100 children, 6wks-17yrs, 24hrs Monday-Sunday.	3630 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the ald. request and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	23985 Special Use	Graceland Church In Christ Pastor Henderson Wood; Prospective Buyer Request to occupy the premises as a church.	5174 N. 35th St. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes - Zetley, Doyle, Szymanski, & Nabors 1 Nays - Winkler .	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
59	24140 Special Use	Jacqueline Dickinson, Property Owner Request to occupy the premise as a day care facility for 32 children, 4 wks-11 yrs, Monday-Friday 6:00am-6:00pm.	1941 W. Hope Av. 1st Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	24110 Special Use	Mirza Fahim Beg, Property Owner Request to construct a new motor vehicle pumping station & convenience store and new car wash.	7110 W. Lisbon Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	24138 Special Use	Madan Lal, Prospective Buyer Request to construct and occupy the premise as a pumping station with a car wash facility.	7405 W. Villard Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That the driveways are no wider than 30 feet. 6. That the unused driveways are closed and properly restored with curb, gutter and sidewalk. 7. That the pylon sign on site be a maximum of 14 ft. in height and 50 sq. ft. in area. 8. That the wall signage be limited to 50 sq. ft. in size. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
62	24151 Use Variance	Rennette Ball, Property Owner Request to occupy the premises as a recreational facility (banquet hall).	5717 W. Villard Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the ald. and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	24101 Boundary Line Extension	Robert Zellmer, Property Owner Request to extend the Local Business district boundary line 26 ft. to coincide with the easterly property line.	2026 N. Farwell Av. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
64	24090 Appeal of an Order	Dallas House, Inc., Lessee Request to appeal the order of the Department of Neighborhood Services determination of the premises to be a social service facility.	2504 W. Wells St. 4th Dist.
	Action:	Order upheld	
	Motion:	Scott Winkler moved to uphold the order. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
65	23924 Dimensional Variance	Rueben M. Katz Aztak Metal; Property Owner Request to continue occupying the premises as a metal processing and recycling (junkyard) facility, with outdoor storage without the required landscaping and screening.	8300 W. Florist Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned at the request of the alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	24069 Special Use	Lucretia Hightower, Property Owner Request to occupy a portion of the premise as a group day care for 40 children ages 6wks to 12 years, Monday - Friday 6:00a.m. - 5:30 p.m.	5457 N. 91st St. 5th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage is limited to a maximum of eighteen (18) sq. ft. 5. That the four (4) parking spaces behind the building are dedicated for drop off and pick up. 6. That a loading zone is obtained along 91st St. 7. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	23984 Special Use	K's Gas & Food Mart, LLC, Kassi Jinnah; Prospective Buyer Request to occupy the premises as a pumping station, convenience store, and type 'b' restaurant.	9109 W. Burleigh St. A/K/A 9101-05, 9107, 9113 & 9115 W. Burleigh St. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development Planning Administration section within thirty (30) days of the date hereof and prior to the issuance of any permits. 7. That the luminaries for the proposed canopy shall be of a type that are recessed into or flush with the ceiling of the canopy or, at a minimum, sufficiently shielded so as to prevent light spillage onto adjacent streets and residences. 8. That luminaire specifications, and a site photometric plan which illustrates that site illumination will be controlled to prevent glare and light spillage onto adjacent streets and residences are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 9. That the freestanding sign proposed for the northeast corner of the site is limited to either a maximum area of 30 square feet and a maximum height of 14 feet, or it is mounted on a masonry base and contains a maximum of 40 square feet and a maximum height of 8 feet. 10. That the existing freestanding sign in the northwest corner of the site is removed from this parcel or that it is reduced to comply with the sign specifications outlined in condition #9 above. 11. That wall signage shall be limited to a maximum of 30 square feet. 12. That no disabled or unlicensed vehicles or parts are stored outside. 13. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 14. That the motor vehicle pumps, convenience store, and type 'B' restaurant all close at 10.00 p.m. 15. That all gas delivery and garbage pick up occur between the hours of 8 a.m. - 8 p.m. 16. That all delivery trucks enter and exit off of Burleigh St. 17. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	23874 Dimensional Variance	Evangelical Covenant Church Property Owner Request to construct a ground sign on the premises.	7727 W. Center St. A/K/A 7725 W. Center St. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
69	23774 Dimensional Variance	James Cape and Sons Co. Randy Madsen; Lessee Request to occupy the rear of the premises as a crushing and recycling facility for a temporary period of 9 months.	4250 N. 35th St. A/K/A 3470 W. Hopkins St. 1st Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, C. Zetley Recused.	

Other Business:

Board member Winkler moved to approve the minutes of the March 21, 2002 meeting. Seconded by Board member Doyle. Board members Winkler, Doyle, and Szymanski voted in favor of the motion.

The Board set the next meeting for May 9, 2002.

Board member Szymanski moved to adjourn the meeting at 6:17 p.m. Seconded by Board member Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board