

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

APPLICANT: Chatham Jewelry & Loan, Inc. **CAL NO.:** 495-06-S
APPEARANCE FOR: Bernard Citron **MAP NO.:** 20-E
APPEARANCES AGAINST: Sebrena A. Lewis **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 645-47 E. 79th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

BOARD OF APPEALS
 2-806 CITY HALL
 JUN 23 A 8:33

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 case stated that she is opposed to this type of business in her community because she feels that it will lead to an increase in crime in her neighborhood. She also stated that it will cause a problem with parking in the neighborhood. The applicant stated that he owns a similar business in another area of the city. He stated that there has been no increase in crime around the other business. He also stated that he feels that his business is one that would be a benefit to the neighborhood. The applicant will be permitted to establish a pawn shop; the applicant may not have any signage that identifies it as a pawn shop. Signage will be limited to a canopy; 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 denial of the proposed pawn shop. The Department does not believe the proposed use is necessary for the public convenience since there are two pawn shops and three resale shops within two miles of the subject site.

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Howard Area Community Center **CAL NO.:** 496-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 7625-47 N. Paulina Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 1-story addition to an existing elementary school in a B1-3 Neighborhood Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 118-8936 CITY HALL
 2007 JAN 23 A 8:31

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 1-story addition to an existing elementary school 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 expansion of the elementary school use, provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape ordinance.

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Bernie's Inc. **CAL NO.:** 497-06-S
APPEARANCE FOR: James Novy **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3664 N. Clark Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern on the 2nd floor of an existing tavern in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-905 CITY HALL
 2007 JAN 23 A

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing tavern on the second floor; 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 expansion of the existing tavern.

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: Bernie's Inc. **CAL NO.:** 498-06-S
APPEARANCE FOR: James Novy **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3737 N. Clark Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 5 private passenger automobiles, in a B3-2 Community Shopping District, to fulfill the parking requirements for the tavern located at 3664 N. Clark Street.

**ACTION OF BOARD--
 APPLICATION APPROVED**

2007 JUN 23 A 8:33
 BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish an off site parking lot for 5 private passenger automobiles, to fulfill the parking requirements for the tavern located at 3664 N. Clark Street .These 5 parking spaces will be marked so as to identify that they are to be used for patrons of the business; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking provided the parking spaces for Bernie's tavern are clearly striped and indicated they are for their sole use.

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: Cardinal Fitness of Garfield Ridge, LLC **CAL NO.:** 499-06-S

APPEARANCE FOR: **MAP NO.:** 12-M

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED: 5983-85 S. Archer Avenue **December 15, 2006**

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 fitness center in a M1-1 Limited Manufacturing/Business Park District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-805 CITY HALL
 2007 JAN 23 A 8:33

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 fitness center; 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 fitness center provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Robert Coe **CAL NO.:** 500-06-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 19-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1523-35 W. Howard Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 5-story 28 dwelling unit and commercial building whose unobstructed open space shall be reduced to zero instead of providing open space at the midpoint of the lot (17-17-0307-C).

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JAN 23 A 8 35

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 5-story 28 dwelling unit and commercial building whose unobstructed open space shall be reduced to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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

BC

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

MINUTES OF MEETING:

December 15, 2006

CAL NO.: 500-06-Z

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

BOARD OF APPEALS
R-006 CITY HALL

2007 JAN 23 A 8:33

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Charles and Dominique Wallace **CAL NO.:** 501-06-Z

APPEARANCE FOR: **MAP NO.:** 22-C

APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 15, 2006

PREMISES AFFECTED: 8858 S. East End Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a 1-story rear addition to a single family residence whose rear yard shall be 18'-3" instead of 32.6'.


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		

BOARD OF APPEALS
 R-906 CITY HALL
 2007 JUL 23 A 8:33

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Ruben Naul **CAL NO.:** 502-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 2841 N. Pulaski Road, Unit 1S
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 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**

BOARD OF APPEALS
 R-905 CITY HALL
 2007 JUL 23 A 8:00

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPLICANT: Rosa E. Amaro

CAL NO.: 503-06-S

APPEARANCE FOR:

MAP NO.: 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 2612 W. 47th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 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--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

BOARD OF APPEALS
R-906 CITY HALL
2007 JUN 23 A 8:33

APPROVED AS TO SUBSTANCE

B2C

05/23/07

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

APPLICANT: Wlodziier and Ursula Biszczuk **CAL NO.:** 504-06-A

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 9-P

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006

PREMISES AFFECTED: 8045 W. Irving Park Road

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

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

RECEIVED
 CITY HALL
 ROOM 905
 12/15/06

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006; 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 applicant stated that there has always been a business that was operating out of this location for many years. The applicant stated that the business use was never meant to be abandoned. The decision of the Zoning Administrator is reversed and the applicant shall be permitted to establish a real estate office at this location. A permit or business license shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Reynaldo Vega **CAL NO.:** 505-06-Z

APPEARANCE FOR: Sabrina Herrell **MAP NO.:** 8-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006

PREMISES AFFECTED: 3536 S. Western Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd story addition to an existing single family residence whose front yard shall be 18.75' instead of 20', the north yard shall be 1.27' instead of 2.4'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-306 CITY HALL
 2007 JUN 23 A & 31

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd story addition to an existing single family residence whose front yard shall be 18.75', the north yard shall be 1.27'; 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

BLC

CHAIRMAN

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

APPLICANT: Woman's Hair Studio

CAL NO.: 506-06-A

APPEARANCE FOR:

MAP NO.: 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 5408 W. Madison Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a beauty salon in a B3-2 Community Shopping District. There has been no license at this location since April of 2004. An established use expires 18 months after a business license lapses. The establishment of a beauty salon in a B3-2 is a Special Use.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 19, 2007

THE VOTE

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

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

BOARD OF APPEALS
R-506 CITY HALL
2007 JUN 23 A 8:30

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Modoukpe C. Djidonou **CAL NO.:** 507-06-A
APPEARANCE FOR: Same **MAP NO.:** 3-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 5616 W. Chicago Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in to refusing allow a Hair Braiding salon to be established in a B3-3 Community Shopping District. The last license at this location expired 18 months ago. The hair braiding salon is a Special Use in a B3-3 Community Shopping District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 23 A 8:34

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006; and

WHEREAS, the district maps show that the premises is located in an B3-3 Community Shopping District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant has maintained a hair braiding establishment for several years. When she moved to this location she did not know that she should have obtained a business license. She will be allowed to continue the hair braiding business and shall now obtain a limited business license to memorialize this decision.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: V-Land Chicago 95th LLC **CAL NO.:** 508-06-S

APPEARANCE FOR: **MAP NO.:** 24-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 15, 2006

PREMISES AFFECTED: 9501-37 S. Western Avenue/2333-57 W. 95th Street/
9500-14 S. Claremont 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 drive thru restaurant in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 23 A 8:30

APPROVED AS TO SUBSTANCE

 B2C
 CHAIRMAN

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

APPLICANT: ECD-Great Street, LLC **CAL NO.:** 509-06-Z
APPEARANCE FOR: Paul Shadle, Jesse Dodson **MAP NO.:** 1-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 201 N. State Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-16 Downtown Mixed-Use District, a proposed 27-story 298 room hotel whose loading berth shall be reduced to 25' in length instead of 50' and to eliminate one of the two required loading berths.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 11-806 CITY HALL
 2001 JAN 23 A 8 30

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 27-story 298 room hotel whose loading berth shall be reduced to 25' in length; the applicant is also permitted to waive one of the two required loading berths; 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: Peter Poulos **CAL NO.:** 510-06-Z
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 13-P
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 8506 W. St. Joseph Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story front and side yard addition to an existing single family residence whose front yard shall be 13'-6" instead of 20', the combined side yards shall be 10'-7" (5'-1" on the west and 5'-6" on the east) instead of 15', and the rear yard shall be 20' instead of 28'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 8506 CITY HALL
 2007 JAN 23 A 8:30

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1-story front and side yard addition to an existing single family residence whose front yard shall be 13'-6" , the combined side yards shall be 10'-7" (5'-1" on the west and 5'-6" on the east) , and the rear yard shall be 20'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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

BRC

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

APPLICANT: Shiloh Apostolic Deliverance Church **CAL NO.:** 511-06-S
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3854-58 W. Roosevelt Road/1147 S. Springfield 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 1-story addition to an existing church in a C1-2 Neighborhood Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 12-806 CITY HALL
 2007 JAN 23 A 8:30

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1 story addition to an existing church; 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 to the existing church.

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: Paul and Sandra Saias

CAL NO.: 512-06-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 1843 N. Paulina Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3 1/2-story single family residence whose front yard shall be 12' instead of 15', the combined side yards shall be 4.3' (1.3' on the north and 3.0' on the south) instead of 4.8' and to reduce the rear yard to 20' instead of 35'.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 19, 2007

THE VOTE

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

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

ZONING BOARD OF APPEALS
ROOM 905 CITY HALL

2007 JUN 23 A 8:34

APPROVED AS TO SUBSTANCE

B/C

CHAIRMAN

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

APPLICANT: Julita Carruthers

CAL NO.: 513-06-A

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 15, 2006

PREMISES AFFECTED: 6822 S. Paulina Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in to refusing a north yard fence that will be 8' in height inside of 6' in a RS-3 Residential Single-Unit (Detached House) District . Chain cyclone fencing with or without barbed wire is not permitted in a residential district.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

ZONING BOARD OF APPEALS
R-2 '06 CITY HALL
2007 JUN 23 A 8:34

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: George Nugent **CAL NO.:** 514-06-S

APPEARANCE FOR: Edward Kus **MAP NO.:** 3-F

APPEARANCES AGAINST: Jeffrey Binder, Todd Simpson **MINUTES OF MEETING:**
December 15, 2006

PREMISES AFFECTED: 1437 N. Sedgwick Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4-story 8 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 ROOM 905 CITY HALL
 2007 JUN 23 A 8:30

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case live at 1426 N. Orleans which is across the alley from the applicant's proposed building site. The objectors stated that they are opposed to size of this building because it will reduce their light and air. They also stated that the building will be out of character with the neighborhood; the applicant will be permitted to construct a 4-story 8 dwelling unit building with residential use below the 2nd floor; the Board finds there is no alley access behind the property and other buildings fill in the rear yards. It appears the objectors own building has a reduced rear yard. Therefore the reduction is not out of character with the neighborhood. Further, all required parking will be provided in the next door enclosed garage; the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

MINUTES OF MEETING:

December 15, 2006

CAL NO.: 514-06-S

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;

BOARD OF APPEALS
R-506 CITY HALL

1031 JAN 23 A 8 30

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: George Nugent **CAL NO.:** 515-06-Z
APPEARANCE FOR: Edward Kus **MAP NO.:** 3-F
APPEARANCES AGAINST: Jeffrey Binder, Todd Simpson **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 1437 N. Sedgwick Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a 4-story 8 dwelling unit building whose rear yard shall be 9'-1" instead of 30' on floors containing dwelling units.

**ACTION OF BOARD--
 VARIATION GRANTED**

OFFICE OF APPEALS
 R-016 CITY HALL
 1001 JUN 23 A 8:35

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case live at 1426 N. Orleans which is across the alley from the applicants proposed building site. The objectors stated that they are opposed to size of this building because it will reduce their light and air. They also stated that the building will be out of character with the neighborhood. The Board's decision case in 514-06-S is incorporated herein. The rear yard shall be reduced to 9'-1" instead of 30' on floors containing dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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

MINUTES OF MEETING:

December 15, 2006

CAL NO.: 515-06-Z

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

BOARD OF APPEALS
CITY HALL

27 JUN 23 A 8:30

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: George Nugent **CAL NO.:** 516-06-S

APPEARANCE FOR: Edward Kus **MAP NO.:** 3-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006

PREMISES AFFECTED: 1445 N. Sedgwick Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of 8 off-site deeded parking spaces to serve the 8 dwelling unit building at 1437 N. Sedgwick in a B3-5 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

CITY OF CHICAGO
 ZONING BOARD OF APPEALS
 151 N. LA SALLE ST.
 CHICAGO, IL 60602
 312.323.A.8.3

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish 8 off-site deeded parking spaces to serve the 8 dwelling unit building at 1437 N. Sedgwick; each parking space must be deeded to one unit in the building at 1437 N. Sedgwick. The parking spaces may not be used for any other purpose other than resident parking. 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 8 off-site deeded parking spaces to serve the building at 1437 N. Sedgwick.

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

APPROVED AS TO SUBSTANCE

B26

CHAIRMAN

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

APPLICANT: Martin Arreola **CAL NO.:** 517-06-S
APPEARANCE FOR: Same **MAP NO.:** 14-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 3532 W. 63rd Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

OFFICE OF APPEALS
 1155 CITY HALL
 CHICAGO, IL 60607
 NOV 23 A 8:

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of the proposed hair 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: Drexel Triangle, Inc. **CAL NO.:** 518-06-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3952 S. Drexel 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 4-story single family residence with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 ROOM 905 CITY HALL
 DEC 15 2006 8:35 AM

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story single family residence with residential use below the 2nd floor; 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 ground floor residential use, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Norsman Architects and dated November 30, 2006.

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: Drexel Triangle, Inc. **CAL NO.:** 519-06-Z
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3952 S. Drexel Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story single family residence whose west rear yard shall be 1'-6" instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

BOARD OF APPEALS
 11-305 CITY HALL
 2007 JAN 23 A 8

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story single family residence whose west rear yard shall be 1'-6"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Drexel Triangle, Inc. **CAL NO.:** 520-06-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3958 S. Drexel 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 4-story single family residence with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 ROOM 905 CITY HALL
 2007.12.23 A & 3.5

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a 4-story single family residence with residential use below the 2nd floor; 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 ground floor residential use, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Norsman Architects and dated November 30, 2006.

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

APPROVED AS TO SUBSTANCE

BJC

 CHAIRMAN

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

APPLICANT: Drexel Triangle, Inc. **CAL NO.:** 521-06-Z
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3958 S. Drexel Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story single family residence whose west rear yard shall be 3'-5" instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 ROOM 905 CITY HALL
 2007 NOV 23 A 8:35

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story single family residence whose west rear yard shall be 3'-5"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Drexel Triangle, Inc. **CAL NO.:** 522-06-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3962 S. Drexel 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 4-story single family residence with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-306 CITY HALL
 11-15-06 8:30 AM

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a 4 story single family residence with residential use below the 2nd floor 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 ground floor residential use, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Norsman Architects and dated November 30, 2006.

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: Drexel Triangle, Inc. **CAL NO.:** 523-06-Z
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3962 S. Drexel Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story single family residence whose west rear yard shall be 2'-3" instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 12-15-06 8:30 AM
 CITY HALL

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story single family residence whose west rear yard shall be 2'-3"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Drexel Triangle, Inc. **CAL NO.:** 524-06-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3964 S. Drexel 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 4-story single family residence with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

DEPARTMENT OF PLANNING AND DEVELOPMENT
 123 A 8 30
 CHICAGO CITY HALL

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a 4 story single family residence with residential use below the second floor ; 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 ground floor residential use, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Norsman Architects and dated November 30, 2006.

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: Drexel Triangle, Inc. **CAL NO.:** 525-06-Z
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3964 S. Drexel Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story single family residence whose west rear yard shall be 1'-1" instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 905 CITY HALL
 23 A 8:30

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story single family residence whose west rear yard shall be 1'-1"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Drexel Triangle, Inc. **CAL NO.:** 526-06-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3968 S. Drexel 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 4-story single family residence with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

OFFICE OF THE CLERK
 CITY OF CHICAGO
 123 A 85

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a 4-story single family residence with residential use below the 2nd floor; 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 ground floor residential use, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Norsman Architects and dated November 30, 2006.

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

APPROVED AS TO SUBSTANCE

Bjc

 CHAIRMAN

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

APPLICANT: Drexel Triangle, Inc. **CAL NO.:** 527-06-Z
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 3968 S. Drexel Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story single family residence whose west rear yard shall be zero instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 OF THE CITY OF CHICAGO
 DEC 15 2006 8:38 AM

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story single family residence whose west rear yard shall be zero ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Drexel Triangle, Inc. **CAL NO.:** 528-06-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 4004 S. Drexel Boulevard
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 4-story 13 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

CITY OF CHICAGO
 ROOM 905 CITY HALL
 DEC 15 2006 8:33 AM

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a 4-story 13 dwelling unit building with residential use below the 2nd floor; 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 ground floor residential use, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Milbury Architects and dated November 30, 2006.

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: Drexel Triangle, Inc. **CAL NO.:** 529-06-Z
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2006
PREMISES AFFECTED: 4004 S. Drexel Boulevard
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 13 dwelling unit building whose west rear yard shall be zero instead of 30', the south side yard shall be 3' instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

RECEIVED
 ZONING BOARD OF APPEALS
 CITY OF CHICAGO
 DECEMBER 23 8:30 AM '06

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 13 dwelling unit building whose west rear yard shall be zero, the south side yard shall be 3'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Anita Goyal **CAL NO.:** 530-06-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1540 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 5-story 18 dwelling unit building whose rear yard shall be 6'-9" instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

CITY OF CHICAGO
 ROOM 905
 123 A & B

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 5-story 18 dwelling unit building whose rear yard shall be 6'-9"; 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

BZF

 CHAIRMAN

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

MINUTES OF MEETING:
December 15, 2006

CAL NO.: 530-06-Z

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

BOARD OF APPEALS
R-305 CITY HALL

DEC 23 A 8:36

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: 824 Marshfield, LLC

CAL NO.: 531-06-S

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 824 N. Marshfield 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 3 ½-story 4 building 24 dwelling unit townhouse complex with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

OFFICE OF THE
 CLERK OF THE BOARD
 123 A 0-30

APPROVED AS TO SUBSTANCE
BAC
CHAIRMAN

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

APPLICANT: 824 Marshfield, LLC

CAL NO.: 532-06-Z

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 824 N. Marshfield Avenue


NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 3-story 4 building 24 dwelling unit townhome complex whose separation between end walls facing other end walls shall be 3' instead of 10', the end wall facing N. Marshfield shall be 5'-6" instead of 12' and the end wall facing N. Paulina shall be 5'-7" instead of 12'.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

BOARD OF APPEALS
 ROOM 905 CITY HALL
 Dec 15 2006 8:30

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: T.S. Michigan, LLC

CAL NO.: 533-06-Z

APPEARANCE FOR:

MAP NO.: 6-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 2317 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-5 Downtown Mixed-Use District, a proposed 4-story rear addition to an existing residential and commercial building whose rear yard shall be zero instead of 30'.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 19, 2007

THE VOTE

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

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

OFFICE OF THE CLERK
CITY OF CHICAGO

23 A 8 34

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Hector M. Valdez **CAL NO.:** 534-06-S
APPEARANCE FOR: James Stola **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 3919 W. 63rd Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 CITY OF CHICAGO
 13 A 8-3

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of a beauty salon 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
 B2L

 CHAIRMAN

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

APPLICANT: James Thompson **CAL NO.:** 535-06-A
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1959 N. Howe Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a residential building at the front of a lot with a 3-story addition in the side and rear. The building will have a 4th floor and breezeway connection. A second appeal's to the rear building which will have a second floor addition and a 3 parking garage in an RM-4.5 Residential Multi-Unit SD#19 Sub "B" District.

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

THE VOTE

OFFICE OF THE ZONING ADMINISTRATOR
 13 A 8 33

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS	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 December 15, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The site contains two structures; the rear building, a dwelling unit on the second floor and a two car garage on the first floor. The applicant will raise the second floor adding a parking space for a total of three parking spaces and add an addition to the second floor dwelling unit.

APPROVED AS TO SUBSTANCE
 BJC

 CHAIRMAN

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

APPLICANT: James Thompson **CAL NO.:** 536-06-Z
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1959 N. Howe Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit SD#19 Sub "B", a 3-story rear side addition to a front building whose north side yard shall be 1' instead of 2.66', the combined side yards shall be 4' instead of 6.65'. The rear building and addition whose north side yard shall be zero instead of 2.66' and east rear yard shall be zero instead of 37.3'.

**ACTION OF BOARD--
VARIATION GRANTED**

12/15/06
 10:00 AM
 13 A 83

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; 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 establish a 3-story rear side addition to a front building whose north side yard shall be 1', the combined side yards shall be 4'. The rear building and addition whose north side yard shall be zero and east rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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: Daniel Lopez Torres

CAL NO.: 537-06-S

APPEARANCE FOR:

MAP NO.: 24-B

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 9703 S. Commercial 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 16, 2007

THE VOTE

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

APPROVED
13 A 03

APPROVED AS TO SUBSTANCE

B7C

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

APPLICANT: Robert Baum **CAL NO.:** 538-06-A
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1861 N. Hoyne Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a rear 2 dwelling unit building on a zoning lot containing two residential buildings. The expansion will raise the rear building to allow for 2 parking spaces 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 THE ZONING ADMINISTRATOR
 CITY OF CHICAGO
 13 A 8:30

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS	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 December 15, 2006; 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: There are two residential buildings on the parcel. The rear building will add living space to the second floor and a new two garage.

APPROVED AS TO SUBSTANCE

B L

 CHAIRMAN

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

APPLICANT: Robert Baum **CAL NO.:** 539-06-Z
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1861 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed expansion of the rear residential building on a lot containing two residential buildings. The expansion will raise the rear building and add 2 parking spaces and habitable area. The addition will have a zero north and zero south yard and will exceed the existing floor area by no more than 15% of the area that existed 50 years before the date of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

13 AUG 2006
 11:11 AM
 13 AUG 2006

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand a rear residential building on a lot containing two residential buildings. The expansion will raise the rear building and add 2 parking spaces and habitable area. The addition will have a zero north and zero south yard and will exceed the existing floor area by no more than 15% of the area that existed 50 years before the date of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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 **APPROVED AS TO SUBSTANCE**



 CHAIRMAN

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

APPLICANT: 63rd & Drexel Buildings, LLC. CAL NO.: 540-06-S
APPEARANCE FOR: Michael Lavelle MAP NO.: 14-D
APPEARANCES AGAINST: None MINUTES OF MEETING: December 15, 2006
PREMISES AFFECTED: 840-58 E. 63rd Street/6251 S. Drexel 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 an expansion to an existing gas service station in a C3-3 Commercial, Manufacturing and Employment District. The expansion will be adding 2 gasoline pumps for a total of 10 pumps, adding a mini-mart and car wash facility.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for BRIAN L. CROWE, GIGI McCABE-MIELE, DEMETRI KONSTANTELOS, REVEREND WILFREDO DEJESUS.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 expand an existing gas service station; the applicant will add two pumps for a total of ten pumps and add a mini-mart and car wash; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Anthony and Michelle Tiritilli

CAL NO.: 541-06-Z

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 1637 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RM-5 Residential Multi-Unit District, a proposed rear yard connection from the front 1 dwelling unit to the rear 1 dwelling unit building, the rear yard open space shall be zero instead of 158 sq. ft., the rear yard shall be zero instead of 38', the south side yard shall be zero instead of 2' and the north side yard shall be 1'-2" instead of 2.8'.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

13 AUG 2007

APPROVED AS TO SUBSTANCE
BAC
CHAIRMAN

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

APPLICANT: Freedom Highway, LLC **CAL NO.:** 542-06-S
APPEARANCE FOR: Luke C. Lirot, John Pikarski **MAP NO.:** 30-D
APPEARANCES AGAINST: James Meeks, Michele Cash, **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 12054 S. Doty 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 an Adult Cabaret in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JAN 12 AM 9:11

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 2006; 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 parcel is located on the southeast side of Chicago. It's bounded on the south by a sludge drying area operated by the Metropolitan Water Reclamation District, the Bishop Ford Expressway to the East and a trailer truck facility on the west and a commercial building on the north. The site contains a 1-story structure which formerly consisted of a loading dock facility. The site has been unoccupied for a number of years. The applicant wishes to remodel the existing structure and add an addition for use as adult cabaret. Food will be available but there will be no consumption of alcohol on the premises. The application was filed on September 15, 2006. The situs requirement as established in section 17-9-01-01 mandate the following: An adult use may not be located within 1,000 feet of another existing adult use; within 1,000 feet of any district zoned for residential use; within 1,000 feet of any pre-existing school or religious assembly establishment or within any planned manufacturing district.

The applicant presented its case. The following are the people who testified on its behalf; John Burys, co-owner, Bruce McLaughlin, Joseph Ryan, Michael Worthman and Ivan Rittenberg. The experts testified the use will not increase crime in the neighborhood. Mr. McLaughlin testified that his research in the field of adult uses concerns their effect on crime and land values. Specifically, he testified that after an adult use is established no increase in crime will occur and further he has found no evidence that land values have decreased because an adult use has been established. Mr. Ryan a real estate appraiser, testified the adult use will not effect other commercial or industrial enterprises in the surrounding area. He further stated the adult use will not cause substantial injury to the value of other properties in the neighborhood. A traffic engineer testified the use will not have an adverse effect on the flow of traffic or parking since on site parking for more than 100 cars is provided. The neighborhood is mostly industrial and is a heavily burdened traffic area. He stated the additional traffic coming to the site will not generate noise levels that would disrupt the peace and enjoyment of the surrounding area. This is apparent because the Bishop Ford Expressway borders the east side of the site. The applicant agrees with the Department of Planning and Development to limit its hours of operation and use. The hours of operation would not have an adverse effect on the character of the surrounding neighborhood.

2007 JAN 12 AM 9:11

BOARD OF APPEALS
 R-806 CITY HALL

MINUTES OF MEETING:

December 15, 2006

CAL NO.: 542-06-S

The nearest neighbor is the truck and trailer facility to the north and west of the site. The owner stated the building would be remodeled to compliment other commercial establishments. The owner and his experts testified that the use will conform to all applicable regulations of the district in which it is located. The remodeling of the building and the creation of the parking lot will comply to all City codes and all applicable city standards. The owner stated he will be taking a vacant parcel and returning it to lawful business which will produce jobs and generate taxes.

The objectors to this use, maintain the adult use will adversely effect the surrounding neighborhood. They agree that the subject site has been empty too long and prefer a different type of business activity other than an adult use should be established at this location . The Rev. Meeks stated his church is about a half mile away and some of its members would have to travel past the proposed adult use. He stated the proposed special use would have a negative impact on the community and would bring added crime to the area. This use has no benefit to the neighborhood and will only cause additional problems. The Chicago Police Department CAPS officer stated this use will increase crime and bring additional crime into the neighborhood. Currently, the vacant parcel would only be a nuisance because it is a site for dumping. Other people testified that the proposed use will prevent another business from coming into the area because they do not wish to be located near an adult use.. The objectors voiced their opinions that the establishment of the proposed adult use would drive away other businesses, cause more crime to come into the area, decrease the value of the land and become a nuisance for the neighborhood and thus must not be allowed to be established.

Basis for Decision Making

- (a) The decision of the Zoning Board of Appeals to approve a special use application for an adult use must be based solely on the approval criteria set forth in section 17-13-0905-D1, and all such considerations must be applied consistently with the applicant's constitutional rights, as contained in the First, Fifth and Fourteenth Amendments of the United States Constitution, and Sections 2 and 4 of Article I of the Illinois Constitution. The Zoning Board of Appeals must approve any such application unless substantial evidence is presented that demonstrates that the application fails to meet at least one of the criteria set forth in Sec. 17-13-0905-D1.
- (b) For purposes of this section, the phrase "substantial evidence" means more than a de minimums quantum of evidence. If substantial evidence is adduced, this section may not be construed to impose a burden of proof on any party objecting to an application other than proof by a preponderance of evidence.

The Zoning Board of Appeals finds the following set of facts; The site is located more than 1,000 feet from another existing adult use; more than 1,000 feet from any zoning district that is zoned for residential use, more than 1,000 feet of any pre-existing school or religious assembly establishment; is not within any planned manufacturing district.

The Board finds that the applicant has proved a prime facie case by testimony and evidence covering the nine specific criteria of §17-13-0905-D1. Evidence was presented that the use would not increase crime in the neighborhood in which it is located. The use will not have an adverse affect on other commercial or industrial enterprises. This area is basically industrial and the has room for growth and development. The use will not cause substantial injury to the value of other property in the surrounding neighborhood. The applicant's real estate appraiser did so testify. The use will not have an adverse effect on traffic flow or parking. This site is located on Doty Avenue and will provide over 100 parking spaces.

The objectors basically stated that they did not want the adult use in their neighborhood. Objectors testimony stated the use proposed would increase crime and adversely effect the value of other property in the surrounding area. The objectors have failed to produce substantial contrary evidence as to the nine criteria as established in section 17-13-0905-D1 of the Chicago Zoning Ordinance.

11 5 A 12 11 2007

BOARD OF APPEALS
R-806 CITY HALL

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

MINUTES OF MEETING:

December 15, 2006

CAL NO.: 542-06-S

The Department of Planning and Development has no objection to the establishment of an adult use as it meets all of the standards set forth in §17-9-0101. The department and the applicant have agreed to the following items and are hereby incorporated in and made part of this resolution.

1. That the patrons of the facility shall not be less than 21 years of age;
2. That the hours of operation shall be limited Sunday through Thursday from 4:00 p.m. to 2:00 a.m. on and Fridays and Saturdays from 12:00 p.m. to 4:00 a.m.;
3. That there shall be trained security officers on duty both inside the club and in the parking lot during the hours of operation and that there be no loitering on premises;
4. That there shall be no sales of alcohol, no fully enclosed private rooms or use of black out glass on any interior rooms, no video booths;
5. That the gross sign area of all signs shall not exceed 1.5 times the street frontage of the lot and the freestanding signs be limited to one (1) sign with a maximum height of 20 feet above grade and maximum sign area of 99 sq. ft.;
6. That there shall be no explicit wording, lettering or imaging used in any sign, other than the term "Gentlemen's Club";
7. That there shall be no changing-image, flashing, or video display signs;
8. That there shall be no out door loudspeaker systems; and
9. The landscaping and fencing shall be installed to effect screen the parking area from Doty Avenue and will otherwise be in full compliance with the Chicago Landscape Ordinance.

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and

That the special use approved herein shall be subject to the condition that the Zoning Board of Appeals shall retain the jurisdiction over this matter for a period two years from the date hereof for the purpose of reviewing any community comments or complaints the Board receives regarding the applicant's operation, and to determine if additional conditions are necessary to insure that the public health, safety and welfare continues to be adequately protected or where any or all of the restricts imposed herein should be altered, modified or eliminated; and

That the special use granted here shall run only to John Burys and Brian Foster and Freedom Highway LLC, provided John Burys and Brian Foster are, and remain, the sole shareholders of the Limited Liability Company, but that the said John Burys and Brian Foster may establish an Illinois Limited Partnership in which the corporation, Freedom Highway LLC is, and remains, the general partner; and that all applicable ordinance of the City of Chicago shall be complied with before a permit is issued

2007 JAN 12 A 9 11

BOARD OF APPEALS
R-806 CITY HALL

Freedom Highway LLC is, and remains, the general partner;
and that all applicable ordinance of the City of Chicago shall be complied with before a permit is issued

1/12/07

APPROVED AS TO SUBSTANCE

Brent Crowe

CHAIRMAN

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

BOARD OF APPEALS
R-806 CITY HALL

2007 JAN 12 A 9:46

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

APPLICANT: Cash America, Inc. of Illinois

CAL NO.: 543-06-S

APPEARANCE FOR:

MAP NO.: 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 3600 W. 26th Street

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

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

134031

APPROVED AS TO SUBSTANCE

BAC
CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 256-06-S

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 8125 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed free standing wireless communication facility (140 foot mono pole) in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

APPROVED AS TO SUBSTANCE
13 AUG 2007

APPROVED AS TO SUBSTANCE

BC
CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 257-06-Z

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 8125 S. Halsted Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

13486

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 258-06-S

APPEARANCE FOR:

MAP NO.: 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 9000 S. Ashland 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 free standing wireless communication facility (140 foot mono pole) in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

13 APR 2007

APPROVED AS TO SUBSTANCE

BJL

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 259-06-Z

APPEARANCE FOR:

MAP NO.: 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 9000 S. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 260-06-S

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 7003 S. Bell 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 free standing wireless communication facility (140 foot mono pole) in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

13407
13407

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 261-06-Z

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 7003 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-1 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

APPROVED AS TO SUBSTANCE

BZC
CHAIRMAN

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

APPLICANT: William E. Jones, Jr.

CAL NO.: 272-06-A

APPEARANCE FOR:

MAP NO.: 26-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 10736 S. Church Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a parking within 20' of the front yard for a single family residence with front drive-way and curb cut in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 16, 2007

THE VOTE

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Bintou Soumare

CAL NO.: 310-06-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 354 E. 71st Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 16, 2007

THE VOTE

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

APPROVED AS TO SUBSTANCE

Bal

CHAIRMAN

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

APPLICANT: Nancy Suvarnamani - Century 21 SGR South Loop **CAL NO.:** 419-06-Z

APPEARANCE FOR: Bernard Citron **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:** December 15, 2006

PREMISES AFFECTED: 3811-15 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, a proposed 4-story 12 dwelling unit and commercial building whose rear yard shall be 11' instead of 30'.

**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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 25, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 12 dwelling unit and commercial building whose rear yard shall be 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

BJC

CHAIRMAN

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

MINUTES OF MEETING:
December 15, 2006

CAL NO.: 419-06-Z

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Bogdan Korzeniowski

CAL NO.: 435-06-Z

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 1010 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3rd floor addition whose total combined sideward shall be zero instead of 4.8' with neither yard less than 2' for an existing 2 dwelling unit building.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

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

APPROVED AS TO SUBSTANCE
12/15/06

APPROVED AS TO SUBSTANCE

BjC
CHAIRMAN

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

APPLICANT: 6311 W. Belmont, LLC

CAL NO.: 447-06-S

APPEARANCE FOR:

MAP NO.: 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2006

PREMISES AFFECTED: 6311 W. Belmont 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 3-story 3 dwelling building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Franchise Realty Investment Trust-IL **CAL NO.:** 465-06-S
APPEARANCE FOR: Timothy Hinchman **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 17, 2006
PREMISES AFFECTED: 6515 S. Western 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 fast food restaurant with drive through in a C2-2 Motor Vehicle-Related 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2006; 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 establish a fast food restaurant with a drive through; 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 recommend approval of the proposed drive-through facility, provided it is constructed consistent with the layout and design represented on the site plan prepared by Watermark Engineering dated December 12, 2006 and the elevation drawings prepared by McDonald's USA dated June 28, 2006 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

BDV

CHAIRMAN

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

APPLICANT: James Thompson **CAL NO.:** 535-06-A
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2006
PREMISES AFFECTED: 1959 N. Howe Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a residential building at the front of a lot with a 3-story addition in the side and rear. The building will have a 4th floor and breezeway connection. A second appeal's to the rear building which will have a second floor addition and a 3 parking garage in an RM-4.5 Residential Multi-Unit SD#19 Sub "B" 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

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

THE RESOLUTION:

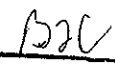
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The site contains two structures; the rear building, a dwelling unit on the second floor and a two car garage on the first floor. The applicant will raise the second floor adding a parking space for a total of three parking spaces and add an addition to the second floor dwelling unit.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING

Date: January 19, 2007

Cal. No. 57-06-S

John George, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a drug store with a drive thru facility on premises located at 3137-59 N. Naragansette/ 6345-57 W. Belmont. The special use was approved by the Zoning Board of Appeals on February 17, 2006 in Cal. No. 57-06-S .


Mr. George stated the project is in the process of finalizing the vacation of alley which is needed for the completion of the site. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to March 28, 2008. The motion prevailed by yeas and nays as follows:

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

BOARD OF APPEALS
CITY HALL
JAN 23 10 25

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING

Date: January 19, 2007

Cal. No. 272-05-S

Melvin Weinstein, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a religious facility that will accommodate no more than forty people at premises located at 48-52 W. 103rd Street. The special use was approved by the Zoning Board of Appeals on December 16, 2005 in Cal. No. 272-05-S .

Mr. Weinstein stated due to financial concerns, the applicant will not be able to complete the permit process. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to January 24, 2008. The motion prevailed by yeas and nays as follows:

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

BOARD OF APPEALS
8-105 CITY HALL

JAN 23 10:28

APPROVED AS TO SUBSTANCE



CHAIRMAN