

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

APPLICANT: Southwest Chicago Pads **CAL NO.:** 544-04-S

APPEARANCE FOR: John J. George **MAP NO.:** 18-I

APPEARANCES AGAINST: Angie Kutz **MINUTES OF MEETING:**
December 17, 2004

PREMISES AFFECTED: 3121-25 W. 71st Street/7101-13 S. Troy 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 temporary overnight shelter in B2-1 Restricted Retail District.

ACTION OF BOARD--

CASE CONTINUED TO
CONTINUED FEB 18, 2005

THE VOTE

2005 JAN 24 A
 BOARD OF APPEALS
 R-806 CITY HALL

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: RCRDC Group, LLC **CAL NO.:** 546-04-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 1-F
APPEARANCES AGAINST: Gregory Cooper **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 156 W. Superior Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R7 General Residence District, a proposed 9-story 11* dwelling unit building whose front yard shall be zero instead of 12' and whose rear yard shall be 25' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

2005 JAN 24 A 9:42
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

	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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 erect a 9-story 11 dwelling unit building in an R7 District the area has a few high rise structures and the building will not be out of character with the neighborhood, the Board will allow the variation to be a zero front yard and a 25' rear yard; 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.

APPROVED AS TO SUBSTANCE

* AMENDED AT HEARING

CHAIRMAN

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL

2005 JAN 24 A 8:42

MINUTES OF MEETING:
December 17, 2004

CAL NO.: 546-04-Z

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 quests, 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; 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

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

APPLICANT: Wladyslaw Grzadziel **CAL NO.:** 545-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 2614 N. Moody Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2nd floor addition to an existing single family residence whose north side yard shall be 2.30' instead of 4'-6" and whose rear yard shall be 11' * instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2005 JAN 24 A G W

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a 2nd floor addition to his single family residence he needs the additional space for his family; the addition will not be out of character; the structure will have a north side yard of 2.3' and a rear yard of 20'-3 1/2" ; 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

* AMENDED AT HEARING

CHAIRMAN

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

APPLICANT: Mark Foreit **CAL NO.:** 547-04-S

APPEARANCE FOR: Tom Pikarski **MAP NO.:** 14-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004

PREMISES AFFECTED: 5939-51 S. Calumet 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 off site parking lot for 44 private passenger automobiles, in an R5 General Residence District, to serve a 4-story multi-dwelling unit residential building located at 5936-48 S. King Drive.

2005 JUN 24 A 8:42
 BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is rehabilitating a residential building at 5936-48 S. King Drive, the off-site parking lot will provide 44 spaces for private passenger vehicles; the Board will permit the off-site accessory lot upon the condition that each dwelling unit recuse one deeded parking space; 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:
December 17, 2004

CAL NO.: 547-04-S

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 quests, 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; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

CHAIRMAN

2005 JAN 24 A 8:42
BOARD OF APPEALS
R-806 CITY HALL

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

APPLICANT: John Holmes **CAL NO.:** 548-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-I
APPEARANCES AGAINST: Catherine M. Pelatas **MINUTES OF MEETING:**
 Thomas Rogness December 17, 2004
 Mark Barry

PREMISES AFFECTED: 2922-24 N. Talman Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the division of an improved zoning lot with the existing 3 dwelling unit building at 2924 N. Talman having a south side yard of 1.2' instead of 2.4'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 CITY HALL
 ROOM 905
 JAN 24 A 8:15

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 existing property contains a 3 dwelling unit building and a parcel of land, the applicant will divide the improved zoning lot; the Board will allow the division of the zoning lot; the existing 3 dwelling unit building meets the bulk regulations of zoning and is required to provide 3 on site parking spaces at 2924 N. Talman; 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: Cole Taylor Trust #01041004 **CAL NO.:** 549-04-S
APPEARANCE FOR: Dean T. Maragos **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 2934-54 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank and drive through facility within an existing 2-story building in a B3-2 General Retail District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

2005 JAN 21 A 9:12
 ZONING BOARD OF APPEALS
 R-805 CITY HALL

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a new bank with drive through facility; the applicant has testified that a drive through is a business necessary and all new banks must provide this service to be feasible; the existing building will be modified to allow access from Central Park to the drive through lanes; 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 Development recommends approval of the proposed drive-through facility provided its constructed consistent with the layout and design represented on the site plan and elevation drawings dated September 17, 2004 as prepared by Fitzgerald Associates and provided the final landscape plan is approved 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

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

APPLICANT: Marquis and Dianne Sauvage **CAL NO.:** 550-04-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 9-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 585 W. Hawthorne Place
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R-1 Single Family Residence District, a proposed 2-story addition to an existing 2 1/2-story single family residence whose east yard shall be 3'-7 3/4" instead of 5' and the rear yard shall be 10" instead of 30'.

ZONING BOARD OF APPEALS
 5506 CITY HALL
 JAN 24 A 8 42

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
	RECUSE		
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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a proposed 2-story addition to his single family residence; the applicants need the additional space to provide a better environment for their family; the Board finds that this request is not out of character with the neighborhood; the structure will have an east yard of 3'-7 3/4 " : and a 10' rear yard; 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: 87 Stony, LLC

CAL NO.: 551-04-S

APPEARANCE FOR: Tim Hinchman

MAP NO.: 20-C

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1628 E. 87th 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 drug store with drive through facility in a B4-1 & B1-2 2 Restricted Service Districts.

2005 JAN 24 A 9:42
 ZONING BOARD OF APPEALS
 9-906 CITY HALL

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 erect a drug store with drive through facility; the applicant states it has become a business necessity to provide a drive through in its business; the Board finds that the drive through will not adversely affect the neighborhood and this will be permitted; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated November 15, 2004 and elevation drawings dated October 21, 2004 as prepared by Arcline Associated, Ltd. 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

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

APPLICANT: 87 Stony, LLC

CAL NO.: 552-04-S

APPEARANCE FOR: Tim Hinchman

MAP NO.: 20-C

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1600 E. 87th 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 private passenger automobiles, in a B4-2 Restricted Service District, to serve a proposed drug store located at 1628 E. 87th Street.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2005 JAN 24 A 8 42

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 Board has granted a special use to allow a drive through at Case #551-04-S; the off-site parking lot will service the drug store and facilitate parking at the location; the Board finds that the parking lot will not adversely effect the neighborhood and will grant a special use to establish the parking lot; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided it is constructed consistent with the layout and design represented on the site plan dated November 15, 2004 as prepared by Arcline Associations, Ltd. 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

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

APPLICANT: Douglas Rappe **CAL NO.:** 553-04-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004

PREMISES AFFECTED: 1815 W. Thomas Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 3rd floor addition to an existing 2-story residence whose rear yard shall be zero instead of 30' and whose west side yard shall be zero instead of 2.5'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 JUN 24 A 9:45
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 add a 3rd floor addition to his residence, he states he needs the additional space for this family and comfort; the Board will allow the expansion and the structure shall have a zero rear yard and a zero west yard; 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

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

APPLICANT: Rory and Karen Fiedler **CAL NO.:** 554-04-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 1267 N. Schick Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 3-story single family residence whose north front yard shall be zero, west side yard shall be 2.6' and a zero rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2005 JAN 21

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a 3-story single family residence on a irregularly shaped lot; the Board finds the shape of the lot will require reductions in the required yards; the north front yard shall be zero, the west side yard shall be 2.6' and the rear yard shall be zero; 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

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

APPLICANT: Hookanson & Brisch Inc. **CAL NO.:** 555-04-S
APPEARANCE FOR: Leon Teichner **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 4009-11 N. Sheridan Road
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 residential use below the 2nd floor within an existing 3-story unit building in a B2-4 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

2005 JUN 24 A 9:45
 ZONING BOARD OF APPEALS
 R-905 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 owns a pre-1957 residential building containing 6 dwelling units, he wishes to add 2 additional dwelling units which are located in the basement thus below the second floor; there is adequate parking for 8 dwelling units; the Board will allow residential use below the second floor; 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 dwelling units.

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: Kevin Dermody

CAL NO.: 556-04-Z

APPEARANCE FOR: Tom Pikarksi

MAP NO.: 3-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1336 N. Rockwell Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Pending R4 General Residence District, a proposed 2 ½-story single family residence whose front yard shall be 3'-3" instead of 6.47' and whose rear yard shall be 15' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
CONTINUE JANUARY 21, 2005

ZONING BOARD OF APPEALS
 R-905 CITY HALL
 2005 JAN 21 A 9:13

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Pacific Global Bank **CAL NO.:** 557-04-S
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 3233 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 bank with three drive through lanes in a *M2-1 General Manufacturing District.

ZONING BOARD OF APPEALS
 905 JIN 21 A 9:43
 905 CITY HALL

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 erect a new bank with drive through facility, the applicant states that a bank must have a drive through to be economically feasible; the Board finds that a drive through at this location will not be out of character with the neighborhood and thus grants the special use as a drive through facility; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated May 28, 2004 as prepared by Hendon, Redmond Architects 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;

* AMENDED AT HEARING

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: William Kates **CAL NO.:** 558-04-A

APPEARANCE FOR: Same **MAP NO.:** 18-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004

PREMISES AFFECTED: 7810 S. Claremont Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the retail sales license to sale, at retail work clothing (uniforms) in a M1-1 Restricted Manufacturing District.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT N

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe	X		
Gigi McCabe-Miele	X		
Demetri Konstantelos	X		
Donald Hubert	X		
Reverend Wilfredo DeJusis	X		

2005 JUN 24 A 9:13
 BOARD OF APPEALS
 R-806 CITY HALL

COPY

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Hideout Inn, Inc.

CAL NO.: 559-04-A

APPEARANCE FOR: Gary I. Wigoda

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1354 W. Wabansia Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a public place of amusement within an existing tavern in a Planned Manufacturing District #2.

ZONING BOARD OF APPEALS
 559-04-A
 905 CITY HALL
 2005 JAN 24 A 9:43

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004; and

WHEREAS, the district maps show that the premises is located in a Planned Manufacturing District #2.; the tavern has existed in this location from the 1940's; photograph evidence demonstrates that music and dancing were offered at the location; the Board finds a public place amusement use has existed prior to the 1957 ordinance for many years and its continued use as a public place of amusement is granted; the decision of the Zoning Administrator is reversed and a business license will be issued for a public place of amusement; 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:

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Tandem Staffing Solutions, Inc. **CAL NO.:** 560-04-A
APPEARANCE FOR: Jeff Sperling **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 3348 N. Pulaski Road
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a day laborer service in a C1-1 Restricted Commercial District.

Zoning Board of Appeals
 R-905 CITY HALL
 2005 JAN 24 A 9:43

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004; and

WHEREAS, the district maps show that the premises is located in an District; the Board has heard this case before as a special use; at that time the Chairman suggested the matter could be handled as an appeal since the appellant claimed it was lawfully established as a day laborer; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant has provided copies of it original business license to show it was lawfully established as a day laborer agency and that it has not ceased to maintain a continuous business at his location; the Board finds that the applicant establish itself as day laborer agency and is entitled to stay within that classification; the decision of the zoning Administrator is reversed and he is ordered to issue a certification to allow a business license to be issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: P. Pennelle

CAL NO.: 561-04-A

APPEARANCE FOR: James J. Banks

MAP NO.: 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1801-03 W. Huron Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of 2 dwelling units on the ground floor, for 2 retail space because of insufficient parking and minimum lot area in an existing 3-story 6 dwelling unit and one retail unit building in a R3 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2005 JAN 24 A 9:13

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004; the applicant owns a building which is 3-stories high containing 6 dwelling units above the 1st floor, and has 3 commercial spaces on the 1st floor; one of these units is occupied by a tavern; the two other units are empty and since the zoning is R3 no business license may be issued to allow a commercial use; the applicant will provide 6 on-site parking spaces; the Board will allow 2 dwelling units to be established on the 1st floor were the commercial units previously existed; a Building Department permit must be obtained to establish these units lawful status; the decision of the Zoning Administrator is reversed and he shall certify 2 additional dwelling units on the 1st floor shall be established with permits; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence 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:

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Robert Pick **CAL NO.:** 562-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 1873 N. Bissell Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 3- story single family residence whose front yard shall be 7'-6" *instead of 15', whose south side yard shall be 1.208' instead of 2.4' and whose rear yard shall be 21.83' instead of 30'.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 received an exception and has begun construction of a 3-story single family residence; the applicant states the variations are necessary to make the building more in character with the neighborhood; the Board will allow the structure to have a front yard 7'-6"; south side yard of 1.208' and a rear yard of 21.83'; 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.

* AMENDED AT HEARING

APPROVED AS TO SUBSTANCE

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

APPLICANT: Thomas Witt

CAL NO.: 563-04-Z

APPEARANCE FOR: Tom Pikarski

MAP NO.: 7-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1825 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, proposed 2 ½-story single family residence whose front yard shall be 9'-2" instead of 15' and whose east and west side yards shall be 2'-6" each instead of 5.4' each.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

2005 JAN 24 A 01:32
 BOARD OF APPEALS
 R-906 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a new 2 ½-story single family residence whose front yard shall be 9'-2", east side yard shall be 2'-6" and west side yard shall be 2'-6"; the applicant stated the reduction are needed to make the house conform to the neighborhood; 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

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

APPLICANT: Eric & Suzi Gurry

CAL NO.: 564-04-Z

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 5-F

APPEARANCES AGAINST: Graham Grady
Charles and Hasmik Rich
Ben and Barbara Parker

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1708 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence S.D. #19 District, a 3rd floor addition and rear below grade addition to an existing residential building whose south side yard shall be zero and whose rear yard shall be 25'-9 1/8" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

	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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 applicants stated that need to enlarge their home and provide some security for passing between the house and garage; objectors have stated that the addition and breezeway are out of character with the neighborhood; the parties have reached a compromise as evidence by a letter of agreement tendered to the Board; the Board hereby finds the 3rd floor addition and rear below grade addition to be reasonable and will allow the structure to have a south side yard of zero and the rear yard shall be 25'-9 1/8"; 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

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

APPLICANT: Michael Phung **CAL NO.:** 565-04-S
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 3148 N. Lincoln 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 nail salon with 1,000 feet of a similar use in a B1-3 Local Retail District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	3	
		X
X		
		X
X		

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 2005 JUN 21 A 9:13

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 nail salon which is within 1,00 feet of a similar use; the appraiser has testified that there are additional beauty salons within one block; the Board find that the nail salon will not be a detriment to the neighborhood and will allow its 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 nail 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

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

APPLICANT: Charter One Bank **CAL NO.:** 566-04-S

APPEARANCE FOR: Marcus J. Nunes **MAP NO.:** 19-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004

PREMISES AFFECTED: 7374 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 proposed bank with drive thru facility in a C2-2 General Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 JAN 21 A C W
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a bank with drive through facility; the applicant stated that a drive through is a business necessity and must be provided to its customers; the Board will grant a special use to allow for the establishment of a drive through facility; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the lay and design represented on the site plan dated February 17, 2004 and elevation drawings dated June 11, 2004 as prepared by The Architects Partnership 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

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

APPLICANT: Church of Pentecost USA, Inc. **CAL NO.:** 567-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 7919 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 336 seat religious assembly in an existing 2 and 3 story building in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

JUN 24 10 04 AM '05
 BOARD OF APPEALS
 R-905 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 construct a 336 seat religious assembly within an existing 2 and 3 story building; the applicant will provide 42 parking spaces in 2- off-site parking lots; the Board will grant the use to establish a religious assembly with off-site parking; 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 religious assembly use. The Department notes that the subject site is located in the 79th Corridor Tax Increment Financing (TIF) district. The 79th Street Corridor TIF Redevelopment Lane Use Plan (attached) designates this section of Ashland Avenue as a commercial use area.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Church of Pentecost USA, Inc.

CAL NO.: 568-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1539-45 W. 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 an off site parking lot for 21 private passenger automobiles, in a B1-1 Neighborhood Shopping District, to serve a church located at 7919 S. Ashland Avenue.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

BOARD OF APPEALS
 ROOM 905 CITY HALL
 JUN 24 A 9 43

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 Board has granted a religious assembly in Case # 567-04-S and this parking for 21 automobiles will support 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 off-site parking lot proposed to serve a religious assembly use. The Department notes that the subject site is located in the 79th Street Corridor Tax Increment Financing (TIF) district. The 79th Street Corridor TIF Redevelopment Land Use Plan designates this section of 79th Street as a commercial use area.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Church of Pentecost USA, Inc. **CAL NO.:** 569-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 7930-38 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 an off site parking lot for 21 private passenger automobiles, in a B1-1 Neighborhood Shopping District, to serve a church located at 7919 S. Ashland Avenue.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

Zoning Board of Appeals
 R-905 CITY HALL
 2005 JUN 24 A 0 5

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 Board has granted a religious assembly in Case # 567-04-S and this parking for 21 automobiles will support 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 recommends denial of the off-site parking lot proposed to serve a religious assembly use. The Department notes that the subject site is located in the 79th Street Corridor Tax Increment Financing (TIF) district. The 79th Street Corridor TIF Redevelopment land Use Plan designates this section of 79th Street as a commercial use area.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Concerned Citizens Inc. **CAL NO.:** 570-04-S
APPEARANCE FOR: Paul Shadle **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 904 N. St. Louis 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 16* bed transitional shelter in an existing 2-story residential building with a 2-story addition in an R3 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
R-905 CITY HALL
2005 JAN 24 A

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 provide a 16 bed shelter in an existing 2-story residential building; the people using the facility are women and children and the Board will grant the special 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 that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

* AMENDED AT HEARING

APPROVED AS TO SUBSTANCE

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

APPLICANT: Concerned Citizens Inc. **CAL NO.:** 571-04-Z
APPEARANCE FOR: Paul Shadle **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 904 N. St. Louis Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a 16* bed transitional shelter in a 2-story residential building and a 2-story addition whose north side yard shall be 1'-2" instead of 2.5'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2005 JAN 24 A 9:40

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 Board has granted a special use as a transitional shelter in Case #570-04-S; the will allow the addition to have a north side yard of 1'-2"; 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

* AMENDED AT HEARING

 CHAIRMAN

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

APPLICANT: Family Empowerment Centers of Chicago **CAL NO.:** 572-04-S
APPEARANCE FOR: Richard Hendrix **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 1533 W. Devon 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 community center in a B2-1 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 JUN 24 A C 11

BOARD OF APPEALS
R-905 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 community center; the applicant has testified that the need for this use exists within the community; the Board will grant the use as a community center; 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 recommends approval of the proposed community center.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Walgreen Co. **CAL NO.:** 573-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 2414-24 W. Armitage Avenue/2001-19 N. Milwaukee 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 Walgreen's drug store with drive through in a B3-1 Community Shopping District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 erect a drug store with drive through facility; the applicant testified that a drive through is a business necessity that must be provided; the Board will grant the special use for a drive through; that the proposed use is necessary for the public convenience at this location; 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 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 Compass Consulting Group, Ltd. Dated October 8, 2004 and elevation drawings dated August 3, 2004 as prepared by Camburas & Theodore 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

ZONING BOARD OF APPEALS
 905 CITY HALL
 JUN 24 A 9 44

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

APPLICANT: Justiniano and Carmen Mateo **CAL NO.:** 574-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 2649 N. Drake Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved zoning lot in to separate two lots (#2649 containing 2-dwelling units and #2657 will be a vacant lot), the existing building at 2649 shall have a north side yard of 1.03' instead of 2.9', south side yard of .33' instead of 2.9'.

RECEIVED
 BOARD OF APPEALS
 1-306 CITY HALL
 105 JAN 24 A 9 44

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 divide an improved zoning lot into 2 new lots; the property at 2649 N. Drake has an existing 2 dwelling unit building and will have a north side yard of 1.03' and a south side yard of .33'; a new single family residence will be constructed; there is a garage which extends across both lots and must be removed from the lot at 2647 N. Drake before a building permit is issued; 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

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

APPLICANT: Nelson Lofts, LLC **CAL NO.:** 575-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 3032 N. Oakley Avenue/2302 W. Nelson*

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 4th floor addition and a total of 14 dwelling units with residential use below the 2nd floor in a Pending B1-3 Local Retail District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 convert a 2-story building into a 14 dwelling unit structure, there will be the addition of a floor to a total of 4 stories; the neighborhood is becoming residential and there is no need to continue a retail service use; the Board will grant a special use to allow residential use below the 2nd floor; 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;

* AMENDED AT HEARING

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nelson Lofts, LLC **CAL NO.:** 576-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 17, 2004
PREMISES AFFECTED: 3032 N. Oakley Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Pending B1-3 Local Retail District, a 4-story 14 dwelling unit building whose front yard shall be zero instead of 8.02', north side yard shall be zero instead of 5' and rear yard shall be zero instead of 30'.

ZONING BOARD OF APPEALS
 905 JIM 24 A G 44
 CITY HALL

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at it regular meeting held on December 17, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2004; 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 Board has granted a special use to allow residential use below the 2nd floor in Case #575-04-S; the Board will grant a variation to the structure to allow the front yard to be zero, north yard shall be zero and a rear yard shall be zero; 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

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

APPLICANT: David Kovy **CAL NO.:** 577-04-A
APPEARANCE FOR: James Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 1506 W. Wolfram Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming residential structure in order to allow the construction of a 2-story addition, a 3rd level penthouse with deck and stairs and a deck at the 2nd floor rear building in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2005 JAN 21 A 9:45

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 2004; and

WHEREAS, the district maps show that the premises is located in an 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 buildings on the zoning lot, the applicant will expand the non-conforming residential building to permit a 2nd story addition and a 3rd level penthouse with deck and stairs plus a deck at the 2nd floor rear building; this addition will connect the two structures; the Board does not find this to be out of character with the neighborhood and hereby reverses the decision of the Zoning Administrator; the applicant must obtain building permits to perform the work;

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Rick Sabones **CAL NO.:** 452-04-Z
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 2117-19 W. Charleston Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM4.5 Residential Multi-Unit District *, the division of an improved zoning lot, the existing building at 2119 W. Charleston (a single family residence) shall have an east side yard of 3.8' instead of 5'.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 SEP 29 10 09 AM '04

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 15, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 29, 2004; 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; there is a single family house on a lot at 2119 W. Charleston; there is an accessory building on the 2117 W. Charleston portion of the lot; the single family residence (2119 N. Charleston) will be maintained and shall have an east side yard of 3.8' instead of 5'; this property must contain an off-site parking space; the applicant will occupy this single family residence; the Board will allow the division of the improved zoning lot; 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.

* AMENDED AT HEARING

APPROVED AS TO SUBSTANCE

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

APPLICANT: Rick Sabones **CAL NO.:** 453-04-Z
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 2117 W. Charleston Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 3 ½-story single family residence whose front yard shall be 9' instead of 16', east side yard shall be 2.5' instead of 5', whose west side yard shall be 3' instead of 5' and to reduce the minimum lot area to 2,400 sq. ft. instead of 2,500 sq. ft.

ACTION OF BOARD—
VARIATION GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 15, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 29, 2004; 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 Board has previous granted a division of the improved zoning lot (2117-19 W. Chaleston Street) in Case #452-04-Z; the applicant will erect a new single family residence for his father to occupy; the new zoning is RM4.5 but the applicant agrees that the new building will be built to conform to the RS-3 zoning district standards; the new building will be 3 ½" stories and shall have front yard of 9', east side yard shall be 2.5'; west side yard shall be 3' and the minimum lot area shall be 2,400 sq. ft.; the Board will reduce the Rear Yard Open Space Minimum Dimension to 7"-10"; 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**

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

APPLICANT: David Kovy

CAL NO.: 578-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1506 W. Wolfram Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the reduction of the front yard to 12'-7 1/4" instead of 15' for a 2nd and 3rd floor addition to an existing 2 dwelling unit building.

BOARD OF APPEALS
 CITY OF CHICAGO
 JAN 24 A 9 45

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 DEJUSUS	X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nick Novich **CAL NO.:** 349-04-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 1516 N. Milwaukee 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 enlarged beer garden in an existing tavern in a B4-2 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			
X			

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 JUN 24 A 9:15

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is a current restaurant and bar, the applicant will establish an open patio at the rear of the building; the patio will extend to the rear of the property line; 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 tavern and beer garden improvements

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Joe Zivkovic

CAL NO.: 460-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1300 N. Wood 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 4-story 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

2005 JAN 24 A 9:15
ZONING
BOARD OF APPEALS
R-905 CITY HALL

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 461-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1300 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15', north east side yard shall be 3' instead of 6' and whose west side yard shall be 6" instead of 6'.

RECEIVED
 BOARD OF APPEALS
 1-305, CITY HALL
 2005 JUN 24 A 0:45

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 DEJUSUS	X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 462-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1302 N. Wood 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 4-story 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

RECEIVED
 BOARD OF APPEALS
 1300 CITY HALL
 CHICAGO, ILL. 60604
 JUN 24 A 04 05

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 463-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1302 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose north side yard shall be 6" instead of 2.5'.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

Zoning Board of Appeals
 R-905 CITY HALL
 205 JUN 24 A 0 45

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 464-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1304 N. Wood 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 4-story 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

2005 JUN 24 A 9:15
 BOARD OF APPEALS
 R-805 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 465-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1304 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose south side yard shall be 6" instead of 2.5'.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

Zoning
 BOARD OF APPEALS
 R-905 CITY HALL
 205 JAN 24 A 9:45

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 466-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1314 N. Wicker Park 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 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

BOARD OF APPEALS
 ROOM 905 CITY HALL
 466 CAL NO 24 A 8 45

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 DEJUSUS	X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic **CAL NO.:** 467-04-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004

PREMISES AFFECTED: 1314 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 14.95' and whose south east side yard shall be zero instead of 2.5'.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
C	X		
S	X		
T	X		
E	X		
R	X		

2005 JUN 24 A G
 BOARD OF APPEALS
 1-3008 CITY HALL
 CHICAGO, ILL.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 468-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1316 N. Wicker Park 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 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

BOARD OF APPEALS
468-04-S
CITY HALL
DEC 24 A 045

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic **CAL NO.:** 469-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 1316 N. Wicker Park Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose west side yard shall be zero instead of 2.5'.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 470-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1306 N. Wood 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 4-story 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

ZONING BOARD OF APPEALS
 R-905 CITY HALL
 2005 JUN 24 A 9:45

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 471-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1306 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose north side yard (on a reversed corner lot) shall be 6" instead of 7.5'.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

BOARD OF APPEALS
 ROOM 905 CITY HALL
 471-04-Z
 DEC 17 2004

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic
APPEARANCE FOR: James J. Banks
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1804 W. Ellen Street

CAL NO.: 472-04-S

MAP NO.: 3-H

MINUTES OF MEETING:
 December 17, 2004

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 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

	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

 CHAIRMAN

2005 JUN 24 A G
 BOARD OF APPEALS
 ROOM 905 CITY HALL
 ZONING

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

APPLICANT: Joe Zivkovic

CAL NO.: 473-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 2004

PREMISES AFFECTED: 1804 W. Ellen Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose east side yard shall be 3' instead of 4.2'.

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 205 JIN 204 A C 116

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: James Ronan **CAL NO.:** 492-04-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 3816 N. Fremont Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 2-story 2 dwelling unit addition, to an existing 2 ½-story 2 dwelling unit building whose front yard shall be 9'-1 " building instead of 14.42', the north and south side yards shall be zero each instead of 4' each, the rear yard shall be 23.71' instead of 30' and to increase the building's height to 49' instead of 45'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

	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 October 15, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 29, 2004; 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 add 2 stories and 2 dwelling unit to an existing 2 story 2 dwelling building; the building will contain 4 dwelling units; the applicant will construct the addition as a set back to the original structure; the neighborhood has several other buildings of similar height; the building will have a 9'-1 5/8" front yard, zero north and south yard each, rear yard of 23.71' and the building's height shall be increased to 49' instead of 45'; 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

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

APPLICANT: Metro Java Jo'z, LLC **CAL NO.:** 525-04-S
APPEARANCE FOR: John J. George **MAP NO.:** 16-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 2004
PREMISES AFFECTED: 6455 S. Cicero 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 1-story coffee shop with a drive thru in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS
 RECORDS CITY HALL
 2005 JUN 21 A 0 115

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJUSUS	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 19, 2004, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 1, 2004; 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 construct a 1-story drive through coffee shop the customers will be serviced by driving up to other side of the structure; the Board will grant this special use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the proposed drive-through facility at this location provided the final landscape plan and site plan are approved by the Department of Planning and Development and the Department of Transportation.

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

APPROVED AS TO SUBSTANCE