

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

APPLICANT: BAFCOR, Inc. **CAL NO.:** 01-05-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 7-I
APPEARANCES AGAINST: Sam Tamuro and Michael Stanek **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 2504 N. Willetts Court

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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

2005 APR - 7 A 7:10 PM
 BOARD OF APPEALS
 R-606 CITY HALL

	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 January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 five identical four story six dwelling unit buildings, the applicant is also constructing similar buildings across the alley to this site; the testimony was that the block of Willetts Court is almost exclusively residential and the applicant has stated that a commercial use on the first floor is not economically viable; the applicant will provide nine parking spaces at each building; testimony for the community requested less density and more affordability in the cost of these units. The Board hereby finds that residential use below the second floor as 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 ground-floor residential use provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated November 11, 2004 as prepared by Iruo & Associates.

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

APPROVED AS TO SUBSTANCE

 GRAIRMAN

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

APPLICANT: BAFCOR, Inc. **CAL NO.:** 02-05-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 7-I
APPEARANCES AGAINST: Sam Tamuro and Michael Stanek **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 2510 N. Willetts Court

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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
	X	

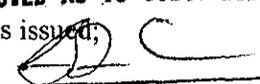
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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; complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not the applicant will construct five identical four story six dwelling unit buildings, the applicant is also constructing similar buildings across the alley to this site; the testimony was that the block of Willetts Court is almost exclusively residential and the applicant has stated that a commercial use on the first floor is not economically viable; the applicant will provide nine parking spaces at each building; testimony for the community requested less density and more affordability in the cost of these units. The Board hereby finds that residential use below the second floor as permitted 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 provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated November 11, 2004 as prepared by Iruo & Associates.

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: BAFCOR, Inc. **CAL NO.:** 03-05-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 7-I
APPEARANCES AGAINST: Sam Tamuro and Michael Stanek **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 2514 N. Willetts Court
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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 17 A
 1-805 CITY HALL

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 January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 five identical four story six dwelling unit buildings, the applicant is also constructing similar buildings across the alley to this site; the testimony was that the block of Willetts Court is almost exclusively residential and the applicant has stated that a commercial use on the first floor is not economically viable; the applicant will provide nine parking spaces at each building; testimony for the community requested less density and more affordability in the cost of these units. The Board hereby finds that residential use below the second floor as 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 ground-floor residential use provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated November 11, 2004 as prepared by Iruo & Associates.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; **APPROVED AS TO SUBSTANCE**

[Signature]

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

APPLICANT: BAFCOR, Inc. **CAL NO.:** 04-05-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 7-I
APPEARANCES AGAINST: Sam Tamuro and Michael Stanek **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 2518 N. Willetts Court

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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 7
 9-805 CITY HALL

	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 January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 five identical four story six dwelling unit buildings, the applicant is also constructing similar buildings across the alley to this site; the testimony was that the block of Willetts Court is almost exclusively residential and the applicant has stated that a commercial use on the first floor is not economically viable; the applicant will provide nine parking spaces at each building; testimony for the community requested less density and more affordability in the cost of these units. The Board hereby finds that residential use below the second floor as 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 ground-floor residential use provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated November 11, 2004 as prepared by Iruo & Associates.

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

APPROVED AS TO SUBSTANCE

DJC
 CHAIRMAN

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

APPLICANT: BAFCOR, Inc. **CAL NO.:** 05-05-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 7-I
APPEARANCES AGAINST: Sam Tamuro and Michael Stanek **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 2524 N. Willetts Court
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 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Neighborhood Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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 January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; 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 five identical four story six dwelling unit buildings, the applicant is also constructing similar buildings across the alley to this site; the testimony was that the block of Willetts Court is almost exclusively residential and the applicant has stated that a commercial use on the first floor is not economically viable; the applicant will provide nine parking spaces at each building; testimony for the community requested less density and more affordability in the cost of these units. The Board hereby finds that residential use below the second floor as 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 ground-floor residential use provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated November 11, 2004 as prepared by Iruo & Associates.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued, **APPROVED AS TO SUBSTANCE**

B2C

 CHAIRMAN

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

APPLICANT: Callahan Communication Service, Inc. **CAL NO.:** 17-05-S

APPEARANCE FOR: Richard Toth/John J. George **MAP NO.:** 24-I

APPEARANCES AGAINST: Eugene McMatton **MINUTES OF MEETING:**
February 18, 2005

PREMISES AFFECTED: 10249-51 S. Artesian Avenue/2420-24 W. 103rd 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 wireless communication facility with a 120 foot tower, containing 3 or more users in a B1-1 Neighborhood Shopping District.

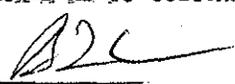
ACTION OF BOARD-

WITHDRAWN BY REQUEST OF COUNSEL

BOARD OF APPEALS
 17-006 CITY HALL
 2005 APR -7 A 7:51

THE VOTE

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Callahan Communication Service, Inc. **CAL NO.:** 18-05-Z

APPEARANCE FOR: Richard Toth/John J. George **MAP NO.:** 24-I

APPEARANCES AGAINST: Eugene McMatton **MINUTES OF MEETING:**
February 18, 2005

PREMISES AFFECTED: 10249-51 S. Artesian Avenue/2420-24 W. 103rd Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, a wireless communication facility whose rear yard shall be 7' instead of 30' and whose front yard shall be 2' instead of 20'.

ACTION OF BOARD--

WITHDRAWN BY REQUEST OF COUNSEL

THE VOTE

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

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

2005 APR - 1 A 1 P
 BOARD OF APPEALS
 R-906 CITY HALL

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: AAA Checkmate LLC **CAL NO.:** 21-05-S
APPEARANCE FOR: Steve Friedland **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 954 W. Washington Boulevard: 2SC
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 pay day loan in a DX-3 Downtown Mixed-Use District.

ACTION OF BOARD-

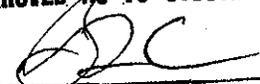
WITHDRAWN BY REQUEST OF COUNSEL

THE VOTE

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

2005 APR - 1 A 7:5
 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 DEJESUS	X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Building Stage **CAL NO.:** 31-05-S
APPEARANCE FOR: Steve Friedland **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 1044 W. Kinzie 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 149 seat theater in a PMD #4 Planned Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 7 AM
 BOARD OF APPEALS
 9-806 CITY HALL

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

THE RESOLUTION:

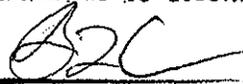
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 3, 2005; and

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 149 seat theater in PMD #4, the Department of Planning and Development found that no parking is required. The Board will grant the use as a theater and allow it to remain open until 2:00 a.m; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: C L N Parking, Inc.

CAL NO.: 37-05-S

APPEARANCE FOR: Ann Shaw

MAP NO.: 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 1344-56 S. Michigan 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 parking lot for 58 private passenger automobiles in a DX-7 Downtown Mixed-Use District.

BOARD OF APPEALS
ROOM 905 CITY HALL
APR - 6 P 2:54

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 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 fifty eight space parking lot for private passenger vehicles; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Kathy Hardin Robinson

CAL NO.: 38-05-S

APPEARANCE FOR:

MAP NO.: 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 7548 S. Eberhart 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 transitional residence to accommodate 10 women in an RS-2 Residential Single-Unit.

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

2005 APR - 6 P 2:54
BOARD OF APPEALS
R-806 CITY HALL

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Willow Townhomes LLC

CAL NO.: 39-05-S

APPEARANCE FOR: Paul Kolpak

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 709-13 W. Willow 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 proposed three 4-story town homes with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

2005 APR -6 P 2:54
 ZONING 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 DEJESUS

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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 three four story town homes with residential use below the second floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Dragan Kecman

CAL NO.: 40-05-Z

APPEARANCE FOR: Michael E. Lavelle

MAP NO.: 17-O

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 6519-27 N. Oketo Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit District, a proposed 3-story 6 dwelling unit building whose minimum lot area shall be 5,945 sq. ft. instead of 6,000 sq. ft., whose north west front yard shall be zero instead of 12' rear yard shall be zero instead of 30'..

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 18, 2005

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2005 APR -6 P 2:54

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: S & S Homebuilders, LLC **CAL NO.:** 41-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 2464 W. Foster Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 36 dwelling unit with commercial space building whose rear yard, at the first residential level shall be zero instead of 30', whose front yard shall be zero instead of 9.5' (adjacent to an Residential District) and whose side yards set back shall be zero each instead of 5' each.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 APR - 18
 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 DeJesus	X		

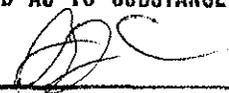
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 four story thirty-six dwelling unit and commercial building whose rear yard at the first residential level shall be zero instead of 30', the front yard shall be zero instead of 9'5" and whose side yards set back shall be zero instead of 5' each; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

MINUTES OF MEETING:

February 18, 2005

CAL NO.: 41-05-Z

Pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by 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;

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

2005 APR - 6 P 2:54
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Red Rock Builders, Inc.

CAL NO.: 42-05-S

APPEARANCE FOR: Martin Murphy

MAP NO.: 15-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 6024 N. Damen 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 3-story 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 6
BOARD OF APPEALS
R-806 CITY HALL

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

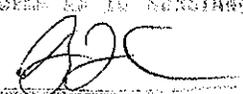
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 three story six dwelling unit building with residential use below the second floor, the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Zoning Administrator

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

APPLICANT: Red Rock Builders, Inc.

CAL NO.: 43-05-S

APPEARANCE FOR: Martin Murphy

MAP NO.: 15-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 6022 N. Damen 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 3-story 4 * dwelling unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

2005 APR - 1 A 7 4
 BOARD OF APPEALS
 8-806 CITY HALL

THE RESOLUTION:

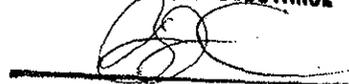
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

* amended at hearing

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

APPLICANT: Christopher Ross and Theresa Schwab **CAL NO.:** 44-05-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 14-16 N. Peoria Street, Unit 102

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 2-story building in a DX-3 Downtown Mixed-Use District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

2005 APR - 7 A 1:48
 BOARD OF APPEALS
 R-806 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 are duplexing their dwelling unit into the floor below, the residential use below the second floor will be granted, the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Christopher Ross and Theresa Schwab **CAL NO.:** 45-05-Z
APPEARANCE FOR: Caroline Nash **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 14-16 N. Peoria Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-3 Downtown Mixed-Use District, the reduction of the rear yard to zero instead of 30' in order to convert the commercial unit, on the first floor, to a residential use.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 APR - 18
 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 DEJESUS	X		

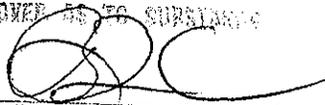
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 will duplex into a former commercial space; this will be a residential use and shall than have a zero rear yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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 BY THE CHAIRMAN

 CHAIRMAN

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

APPLICANT: Marquette Bank **CAL NO.:** 46-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 26-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 1801-17 W. 103rd Street/10300-10 S. 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 bank with 3 drive through lanes in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 7 A
 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 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 three drive- through lanes; the applicant shall utilize one of the two existing curb cuts on 103rd Street and eliminate the second curb cut, in accordance with Section 17-3-0504-G, that drive thru facility is located in a separate, free standing structure, with dedicated egress onto Wood Street only, the drive- thru lanes are located 99feet the equivalent of four standard city lots, away from the Pedestrian street right of way, the drive thru facility does not qualify as a "drive-thru business" on a lot abutting a pedestrian street and is therefore not subject to prohibition under Section 17-3-0504-H-2 of the Ordinance, that a second curb cut shall be located on South Wood Street and used for ingress/ egress to the drive- thru facility and on site parking spaces, that the banking facility complies with all applicable requirements imposed by Pedestrian street designation pursuant to Section 17-3-0504-C of the Chicago Zoning Ordinance; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends denial of the proposed drive-through facility. The Department notes the subject site is located on a segment of 103rd Street which is designated as a "Pedestrian Street" in section 17-3-0503-D of the Chicago Zoning Ordinance.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Marc Gordon

CAL NO.: 47-05-Z

APPEARANCE FOR: Same

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 2140 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit District, a proposed 3rd story rear addition to an existing single family residence whose combined side yards shall be reduced from 5', to a north yard shall be zero and whose south side yard shall be 2.61'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

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

2005 APR - 1 A
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

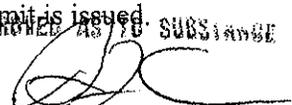
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 third floor addition to his existing single family residence which will contain a zero north side yard and a 2.61' south side yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not 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.



 CHAIRMAN

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

APPLICANT: Wabash-Michigan, LLC **CAL NO.:** 48-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 12-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 4805-13 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 three dwelling units below the 2nd floor within an existing 13 dwelling unit building in a B3-2 Community Shopping District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 1 A 7
 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 DEJESUS	X		

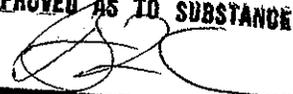
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 three dwelling units at the ground floor level to an existing building the Board will grant residential use below the second floor, the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Justin Fox **CAL NO.:** 49-05-Z
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 1713-15 N. Sheffield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 5-story 6 dwelling unit building whose north side yard shall be 3.16' and south side yard shall be 3' instead of a combined 9.36' and not less than 3.85' on one side and to increase the height to 48.4' instead of 47'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 APR - 7
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
A	X		
T	X		
H	X		
O	X		
	X		
	X		

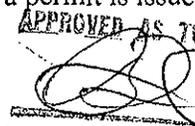
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 five story six dwelling unit building whose north side yard shall be 3.16', south side yard shall be 3' and to allow an increase to the building to 48.4', the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 4141 Belmont Condominium LLC **CAL NO.:** 50-05-Z
APPEARANCE FOR: Steve Freedland **MAP NO.:** 7-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 4141 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a conversion of a warehouse to retail and 54 dwelling units whose rear yard at the 2nd, 3rd and 4th floor residential levels shall be zero instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 APR - 1 A T
 BOARD OF APPEALS
 R-808 CITY HALL

	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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 commercial building by adding fifty-four dwelling units to an existing building whose rear yards at the second, third and fourth level shall be zero instead of 30'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: ALMA Development, LLC **CAL NO.:** 51-05-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 5-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 4815-19 W. Fullerton 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 drug store with drive through facility in a B3-1 Community Shopping District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

2005 APR - 1 A 7
 ZONING BOARD OF APPEALS
 R-806 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 drug store with drive through facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated July 26, 2004 as prepared by Hayden Bulin Larson Design Group, Inc. and elevation drawing dated April 10, 2004 as prepared by Camburas and Theodore, 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


 CHAIRMAN

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

APPLICANT: Orion Outdoor Media

CAL NO.: 52-05-A

APPEARANCE FOR:

MAP NO.: 6-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 407-19 E. 25th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 2 signs to be established within 500 feet of an expressway in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--

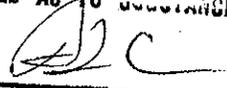
CASE CONTINUED TO
APRIL 15, 2005

THE VOTE

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

	2005 APR - 1 A	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 DEJESUS	X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Eula Williams

CAL NO.: 53-05-A

APPEARANCE FOR: Same

MAP NO.: 24-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 1530 W. 99th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing allow the establishment of a beauty salon in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

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

BOARD OF APPEALS
 R-806 CITY HALL
 2005 APR - 17 A 7:40

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 February 18, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the building in which the applicant wishes to establish a beauty salon is not a residential structure, the Board will allow her to establish a beauty salon with a limited business license.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: James F. Kempner

CAL NO.: 54-05-A

APPEARANCE FOR: Mark J. Kupiec

MAP NO.: 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 1730 W. Erie Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of 1 dwelling unit for a former commercial space due to insufficient lot area in an RS-3 Residential Single-Unit District.

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 DEJESUS

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

2005 APR - 7 A 7
 BOARD OF APPEALS
 R-806 CITY HALL

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 February 18, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the first floor formerly contained a commercial use, through the passage of time the commercial use has been abandoned and may not now be established; the Board will allow a third dwelling unit to be established in the former commercial space; the applicant must apply for a permit.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Miroslaw Wlodkowski

CAL NO.: 55-05-A

APPEARANCE FOR:

MAP NO.: 10-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 4421 S. Keating Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units for a site which does not have the required minimum lot area in an RS-3 Residential Single-Unit District.

ACTION OF BOARD--

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

BOARD OF APPEALS
 K-806 CITY HALL
 2005 APR -7 A

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Payday Loan Store of Illinois, Inc. **CAL NO.:** 56-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 821 N. Pulaski 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 a pay day loan facility in a B3-1 Community Shopping District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 17
 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 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 operate a Payday Loan seven days a week at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

 CHAIRMAN

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

APPLICANT: Grazyna & Zbigniew Galazka **CAL NO.:** 57-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 6337-41 W. Cuyler Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single Unit District, the division of a 60' x 125' improved zoning lot into two 30' x 125' lots each having 3,758 sq. ft.. The lot at 6341 W. Cuyler contains a single family residence whose east side yard shall be 2.23', west side yard shall be 1.57' for a total of 3.8' instead of 9' with neither yard less than 4'. Previous Case (Cal No.75-03-Z).

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

2005 APR - 7 A 7 4
 BOARD OF APPEALS
 11-806 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 two 30'x 125' lots; the property at 6341 W. Cuyler shall contain a single family residence whose east yard shall be 2.23' and a west side yard shall be 1.57'; the Board has previously heard this case in 2003 (#75-03-Z) and it shall adopt the testimony at that time here the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Concordia Lutheran Church **CAL NO.:** 58-05-S
APPEARANCE FOR: John Fitchey **MAP NO.:** 9-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 18, 2005
PREMISES AFFECTED: 3300 N. Whipple 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 community center, with day care and senior programs within a church and school complex in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2005 APR - 18
 ROOM OF A...
 K-806 C11

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

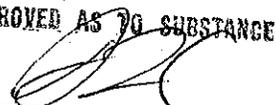
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2005; 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 community center which will include both senior and child care programs within an existing church and school complex, the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed 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: Concordia Lutheran Church **CAL NO.:** 59-05-Z
APPEARANCE FOR: John Fitchey **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 3300 N. Whipple Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, an RT-4 Residential Two-Flat, Townhouse & Multi-Unit District, a proposed 1-story community center whose rear yard shall be zero instead of 37.71' and to reduce required parking to 10 spaces instead of 12 spaces.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 APR - 7 A
 BOARD OF APPEALS
 306 CITY HALL

	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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 community center will have a zero rear yard and the Board will grant a reduction of two parking spaces as long as a total of ten parking spaces are provided ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 B. L. CROWE
 CHAIRMAN

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

APPLICANT: Labor Solutions, Inc.

CAL NO.: 60-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 5-M

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 6336 W. Grand 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 day laborer employment agency in a B3-1 Community Shopping District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 18, 2005

THE VOTE

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

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

2005 APR - 7 A
 BOARD OF APPEALS
 R-806 CITY HALL

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Bernardo Pumarejo **CAL NO.:** 61-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
PREMISES AFFECTED: 3547 W. Hirsch Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, an RS-3 Residential Single Unit District, two decks one in the front yard and one at the rear of an existing single family residence whose front yard shall be 7.42' instead of 19.84', whose west side yard shall be .42' instead of 5' and whose east side yard shall be 2.6' instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			
X			

2005 APR - 1 A 1:30
 BOARD OF APPEALS
 6-806 CITY HALL

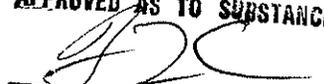
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 legalize two existing decks, front and rear, whose front yard shall be 7.42', west side yard shall be .42 and east side yard shall be 2.62', the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Henryk Kazmierczak

CAL NO.: 62-05-A

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 4721 N. Malden Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to reduce the required front yard to 25' instead of 30' in order to construct a proposed 3 1/2-story 8 dwelling unit building in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit (SD #23) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

2005 APR - 1 A 7 5
BOARD OF APPEALS
11-806 CITY HALL

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

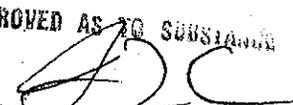
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit (SD #23) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant wishes to reduce the front yard requirement from 30' to 25' in Special District # 23; the alderman have granted the Board authority to vary special districts SD-1, SD-2, SD-8, SD -10 and SD-19 (§ 17-13-1101-O, P, and Q) but no other districts; the Board hereby finds it does not have the authority to reduce the front yard in SD-23 and therefore sustains the decision of the Zoning Administrator in not permitting a front yard reduction.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Henryk Kazmierczak

CAL NO.: 63-05-Z

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 4721 N. Malden Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit (SD #23) District, a proposed 3 1/2-story 8 dwelling unit building whose total combined side yards to equal 4' instead of 10' whose north side yard shall be 2' and a south side yard shall be 2'..

ACTION OF BOARD--

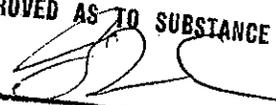
THE ACTION IS MOOT IN LIGHT OF THE BOARDS DECISION IN #62-05-A

BOARD OF APPEALS
 11-806 CITY HALL
 2005 APR -1 A 7:50

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lincoln Melrose LLC **CAL NO.:** 64-05-Z

APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005

PREMISES AFFECTED: 3226 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 5-story 9 dwelling unit and commercial space building which will waive the one required 10' x 25' load berth.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2005 APR - 1 A 1 5
 BOARD OF APPEALS
 1-806 CITY HALL

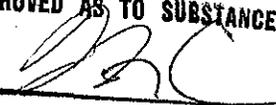
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; 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 five story nine dwelling unit and commercial building without the required 10'x 25' loading berth; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

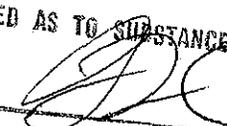
MINUTES OF MEETING:

February 18, 2005

CAL NO.: 64-05-Z

Pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by 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; at all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

2005 APR - 1 A 7 50
CITY OF CHICAGO

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Zeleke Gessesse

CAL NO.: 65-05-Z

APPEARANCE FOR: Thomas M. Pikarski

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 3530 N. Clark Street *

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a de-conversion of an existing 2 dwelling unit building with commercial space to a 1-dwelling unit and commercial building whose rear yard shall be zero rather than 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

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

2005 APR - 1 A 7
 BOARD OF APPEALS
 N-806 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 February 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2005; and

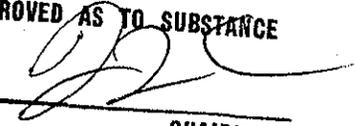
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the property contains two buildings, the applicant will remodel the rear building, he will de-convert the rear two dwelling units into one dwelling unit and the building shall have a rear yard of zero instead of 30'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at hearing

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Andres Schcolnik

CAL NO.: 66-05-S

APPEARANCE FOR: Caroline Nash

CAL NO.: 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 6349 S. Maryland 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 accessory parking lot for 8 private vehicles to accommodate require parking for a banquet hall located at 6351-59 S. Cottage Grove Avenue in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 15, 2005

THE VOTE

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

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

705 APR -7 A 7 50
CITY HALL

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Andres Schcolnik

CAL NO.: 67-05-S

APPEARANCE FOR: Caroline Nash

MAP NO.: 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 18, 2005

PREMISES AFFECTED: 6352 S. Maryland 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 accessory parking lot for 18 private vehicles to accommodate require parking for a banquet hall located at 6351-59 S. Cottage Grove Avenue in an RM-5 Residential Multi-Unit District.

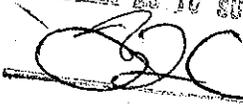
ACTION OF BOARD--
CASE CONTINUED TO APRIL 15, 2005

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

2005 APR - 17 A
 BOARD OF APPEALS
 1-606 CITY HALL

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Anna Gutkowski

CAL NO.: 68-05-S

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 18, 2005

PREMISES AFFECTED: 1062 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 3rd floor addition to an existing building which will contain 6 dwelling units and commercial space whose rear yard will be zero instead of 30' in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO MARCH 18, 2005

THE VOTE

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

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

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CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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:**
February 18, 2005
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-

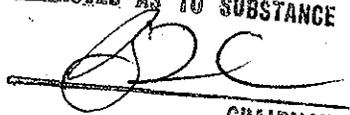
WITHDRAWN BY REQUEST OF COUNSEL

THE VOTE

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

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CITY OF CHICAGO
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AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kevin Dermody **CAL NO.:** 556-04-Z
APPEARANCE FOR: Tom Pikarksi **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2005
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
MARCH 18, 2005

THE VOTE

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

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

2005 APR - 7 A 7
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 1-606 CITY HALL

APPROVED AS TO SUBSTANCE

 CHAIRMAN