

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

APPLICANT: Childrens Home & Aid Society of Illinois **CAL NO.:** 07-05-S

APPEARANCE FOR: James Moorhead **MAP NO.:** 3-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 2516 W. Division 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 day care center on the 2nd floor within an existing community center in an M1-1 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 17, 2005

THE VOTE

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

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: Marc Gordon

CAL NO.: 47-05-Z

APPEARANCE FOR: Same

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 15, 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
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 April 15, 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 applicant will construct a 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'; the applicant needs the additional room for his family; 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: Orion Outdoor Media

CAL NO.: 52-05-A

APPEARANCE FOR: James J. Banks

MAP NO.: 6-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 407-19 E. 25th Street

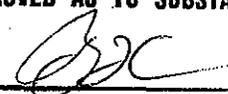
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 2 signs to be established within 500 feet of an expressway in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2005

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



CHAIRMAN

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

APPLICANT: Cosmopolitan Bank and Trust

CAL NO.: 75-05-Z

APPEARANCE FOR: Sidney Sherman

MAP NO.: 12-0

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 4710-12 S. Ingleside Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse & Multi-Unit District, a 20 space parking lot whose front yard shall be 7' instead of 11.6' and whose south side yard shall be zero.

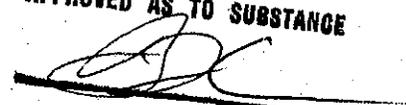
ACTION OF BOARD--
CASE CONTINUED TO JULY 15, 2005

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Cosmopolitan Bank and Trust

CAL NO.: 74-05-S

APPEARANCE FOR: Sidney Sherman

MAP NO.: 12-0

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 4710-12 S. Ingleside Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 20 private passenger automobiles, in a RT-4 Residential Two-Flat, Townhouse & Multi-Unit District.

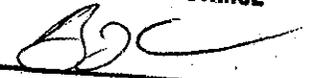
ACTION OF BOARD-
CASE CONTINUED TO JULY 15, 2005

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Next Bronzeville, LLC

CAL NO.: 77-05-S

APPEARANCE FOR: Amy C. Kurson

MAP NO.: 8-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 325 E. 35th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 feet of a similar use in a B1-3 Neighborhood 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
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 March 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 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 applicant is located within 1,000 lineal feet of a similar use; the testimony of the appraiser was this use will not burden the area; the Board will allow the establishment of a beauty salon within 1,000 feet of a similar use; 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 the approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dharmesh Purohit

CAL NO.: 81-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 1-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 25 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with a drive through facility in a B3-3 Community Shopping District.

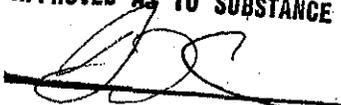
ACTION OF BOARD--
CASE CONTINUED TO JUNE 17, 2005

THE VOTE

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

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

2005 APR 26 P 3
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Yuval Degani **CAL NO.:** 108-05-Z

APPEARANCE FOR: Thomas and Daniel Pikarski **MAP NO.:** 7-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 2725 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north side yard shall be zero and a 2.8' south side yard instead of the required 5' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

2005 APR 23
11:00 OF APPEALS
R-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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 single family residence whose north side yard shall be zero and have a south side yard that shall be 2.8'; neither yard shall be less than 2'; 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
[Signature]
CHAIRMAN

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

APPLICANT: Children's Home & Aid Society **CAL NO.:** 109-05-S

APPEARANCE FOR: James Moorhead **MAP NO.:** 16-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 6303 S. Paulina Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 20 private passenger automobiles, in a B3-2 Community Shopping District, to serve a child care center located at 1701 W. 63rd Street.

1005 APR 28 P 3:00
 ROOM 905 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
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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant will establish a twenty space parking lot for private passenger automobiles to serve the center at 1701 W. 63rd Street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommend the approval of the proposed off-site accessory parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Greater Salem Missionary Baptist Church **CAL NO.:** 110-05-S

APPEARANCE FOR: Donna C. Watson **MAP NO.:** 18-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 7100 S. Wentworth 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 non-accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to accommodate a religious facility located at 215 W. 71st Street.

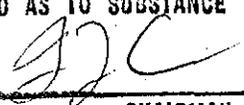
ACTION OF BOARD—
CASE CONTINUED TO JULY 15, 2005

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

2005 JUN 29 10 31
 CITY HALL
 ROOM 905

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Greater Salem Missionary Baptist Church **CAL NO.:** 111-05-Z

APPEARANCE FOR: Donna Watson **MAP NO.:** 18-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 7100 S. Wentworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site non-accessory parking lot whose front yard shall be 7' instead of 14.64' and a zero south side yard instead of 4'

ACTION OF BOARD--
CASE CONTINUED TO JULY 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Renee L. Perry **CAL NO.:** 113-05-Z
APPEARANCE FOR: Same **MAP NO.:** 9-L
APPEARANCES AGAINST: Liz Ryan **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 4837 W. Grace Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed front porch to an existing 2-story single family residence whose front yard shall be 4.19' instead of 14.45'.

**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

APR 15 2005
 905 CITY HALL

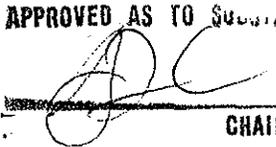
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a front porch to an existing two story single family residence whose front yard shall be 4.19'; 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 SUBMITTED

 CHAIRMAN

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

APPLICANT: Park Castle Condominium Assoc. **CAL NO.:** 114-05-S
APPEARANCE FOR: Thomas A. Horne **MAP NO.:** 17-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 2414-16 W. Estes 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 non-accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a 69 dwelling unit building located at 2416-58 W. Greenleaf Avenue.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

05 15 2005
 114-05-S

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

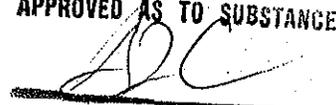
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 an off site 24 space non-accessory parking lot for private passenger automobiles to serve a 69 dwelling unit building located at 2416-58 W. Greenleaf Avenue; 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 application will be approved provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:

April 15, 2005

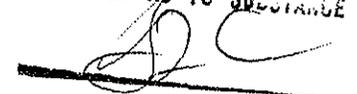
CAL NO.: 114-05-S

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

2005 APR 29 PM 2:00

CITY HALL
ROOM 905

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Park Castle Condominium Assoc. **CAL NO.:** 115-05-Z
APPEARANCE FOR: Thomas A. Horne **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 2414-16 W. Estes Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site parking lot for private passenger automobiles whose front yard shall be 10' instead of 20'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

2005 APR 28 9 33 AM
 ROOM 905 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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will establish a 24 space off -site parking lot for private passenger automobiles whose front yard shall be 10'; 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

[Signature]
 CHAIRMAN

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

APPLICANT: Wayne Cohen

CAL NO.: 116-05-S

APPEARANCE FOR: John Pikarski

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 416 S. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 5-story 56 unit single room occupancy building in a DC-16 Downtown Core District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 17, 2005

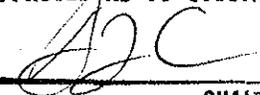
THE VOTE

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

2005 APR 28 10 30 AM
4-606 CITY HALL

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: Wayne Cohen

CAL NO.: 117-05-Z

APPEARANCE FOR: John Pikarski

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 432 S. Clark Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DC-16 Downtown Core District, the establishment of an accessory parking lot for 5 private passenger automobiles to serve single room occupancy building at 416 S. Clark Street.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 17, 2005

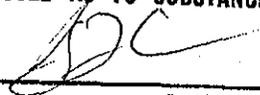
APR 15 2005 2 30 PM
CITY HALL

THE VOTE

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

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: George and Sharon Haldes

CAL NO.: 118-05-Z

APPEARANCE FOR: James J.Banks

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 2540 N. Burling Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story single family residence whose front yard shall be 23'-9" instead of 30', whose north and south side yards shall be zero instead of a combined 4.8' with neither less than 2', to increase the height from 38' to 41.75' and reduce the rear yard to 4' instead of 35'.

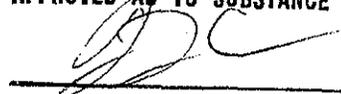
ACTION OF BOARD--
CASE CONTINUED TO JUNE 17, 2005

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: John Van Kooten

CAL NO.: 119-05-S

APPEARANCE FOR: John Pikarski

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 4630-36 N. Winthrop Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 8 dwelling unit building with residential use below the 2nd floor in a B3-5 Community Shopping District.

APR 15 2005
CITY HALL

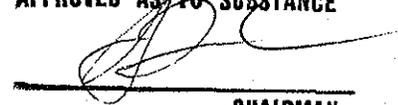
ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: John Van Kooten

CAL NO.: 120-05-Z

APPEARANCE FOR: John Pikarski

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 4630-36 N. Winthrop Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a 4-story 8 dwelling unit building whose rear yard shall be 7', at the first residential lever, instead of 30'.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Keith Myatt **CAL NO.:** 121-05-S

APPEARANCE FOR: John Pikarski **MAP NO.:** 3-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 1313 N. Ritchie 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 day spa and beauty salon in an RM-6.5 Residential 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 29 9 30 AM
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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant will establish a day spa and beauty salon in a building containing more than 50 units and shall contain more that 5000 square feet; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Polish American Association **CAL NO.:** 122-05-S
APPEARANCE FOR: Daniel Pikarski **MAP NO.:** 9-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 3840-44 N. Cicero Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an non-accessory off site parking lot for private passenger automobiles, in a B3-1 Community Shopping District, to serve a building located at 3834 N. Cicero Avenue.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2005 APR 28 10:06 AM 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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant shall establish a non-accessory off-site parking lot for private passenger automobiles to serve a building located at 3834 N. Cicero Avenue; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant installs decorative iron fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Noemi Salazar **CAL NO.:** 123-05-S

APPEARANCE FOR: John Pikarski **MAP NO.:** 14-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 3820 W. 63rd Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

	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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant is located within 1,000 lineal feet of a similar use; the testimony of the appraiser was this use will not burden the area; the Board will allow the establishment of a beauty salon within 1,000 feet of a similar use; 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 the approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 2740 West Armitage, LP **CAL NO.:** 124-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 2736-40 W. Armitage Avenue/2737 W. Frances Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-5 Neighborhood Mixed-Use District, a proposed 6 and 3-story building with 50 dwelling units whose front set back shall be zero instead of 7'-6", whose east side yard shall be zero instead of 5' and to allow the mid-point rear yard of 40'-4" with garage height 5' instead of 4'.

APR 15 2005
 CITY HALL

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

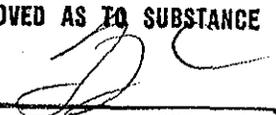
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 6 and 3 story building with 50 dwelling units (9 of these units will be CPAN units) whose front set back shall be zero and whose east side yard shall be zero and to allow the mid-point rear yard of 40'-4" with a garage height of 5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

MINUTES OF MEETING:
April 15, 2005

CAL NO.: 124-05-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 guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

2005 APR 29 PM 3:01
CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Victory Outreach Chicago North, Inc.

CAL NO.: 125-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 5154 S. Paulina Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in a 2 ½ -story residential building for 10 female residents in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 17, 2005

THE VOTE

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

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: Greeklike Development, Inc. **CAL NO.:** 126-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 6640 S. Maryland Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed rear parking area for 5 on-site parking spaces whose south side setback shall be zero instead of 2.16'.

**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

THE RESOLUTION:

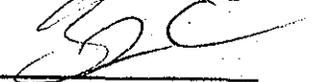
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2005; and

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 applicant shall establish a rear parking area for 5 on-site parking spaces whose south side yard setback shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: New Beginnings Church of Chicago **CAL NO.:** 127-05-S
APPEARANCE FOR: Al Domansuis **MAP NO.:** 16-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 6620-30 S. Dr. Martin Luther King Drive
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 956 seat religious facility within an existing building in a C1-2 Neighborhood Commercial District.

2005 APR 28 PM 3:01
 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
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS			X

THE RESOLUTION:

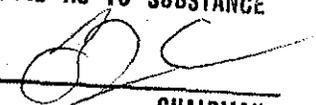
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

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 applicant will establish a 956 seat religious facility within an existing building, required parking is provided on site; 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 church.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: SBR Enterprises, Inc.

CAL NO.: 128-05-S

APPEARANCE FOR: Gary Wigoda

MAP NO.: 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 1128 W. Ardmore 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 16 dwelling units within 2 existing buildings with an addition to one of the buildings and to allow residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

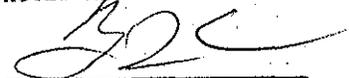
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

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 applicant will construct 16 dwelling units within 2 existing buildings with an addition to one of the buildings and to allow residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends the approval of the proposed ground floor residential use. The Department notes that the subject site is located on a block made up of multi-family residential buildings.

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: SBR Enterprises, Inc. **CAL NO.:** 129-05-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 1128 W. Ardmore 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 1-story addition to a 16 dwelling unit building which will not have the one required 10' x 25' loading berth.

ACTION OF BOARD--

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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 1 story addition to a 16 dwelling unity building and the Board shall waive the one 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):

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

MINUTES OF MEETING:

April 15, 2005

CAL NO.: 129-05-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;

2005 APR 28 PM 3:01

17-006 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: The #1 Gym **CAL NO.:** 130-05-A

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 3232 N. Sheffield Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a gym without providing parking in a B3-2 Community Shopping 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

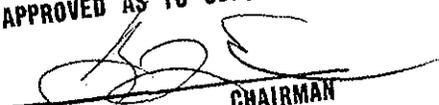
THE RESOLUTION:

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 April 15, 2005; and

WHEREAS, the district maps show that the premises is located in a B3-2 Community Shopping District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: this use is not a gymnasium but a personal fitness center; the facility does not exceed 4,000 square feet and the Board finds there is no requirement for parking.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chris John LLC **CAL NO.:** 131-05-S
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 3125 N. Lincoln Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon withing 1,000 feet of a similar use in a B1-3 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

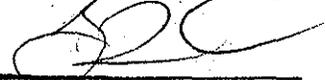
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

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 applicant is located within 1,000 lineal feet of a similar use; the testimony of the appraiser was this use will not burden the area; the Board will allow the establishment of a nail salon within 1,000 feet of a similar use; 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 the approval of the proposed beauty salon

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: The Museum of Broadcast Communications **CAL NO.:** 132-05-Z
APPEARANCE FOR: Joseph P. Gatusso **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 9 W. Kinzie Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, the waiver of the one required 10' x 25' loading berth in an existing 4-story commercial building.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Recused		
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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant was previously before the Board to establish the use in case number 46-03-S; the applicant has stated the museum will not require the use of a loading berth after it has moved in and it will not have frequent deliveries in the future; the Board will waive the for a 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):

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: MCM Properties, Inc. **CAL NO.:** 133-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 1001 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 4-story 8 dwelling unit and commercial building whose rear yard set back, at the first residential level, shall be 4' instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

APPROBATIVE	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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 4-story 8 dwelling unit and commercial building whose rear yard set back, at the first residential level, shall be 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: Milwaukee Armitage, LLC **CAL NO.:** 134-05-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 5-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005

PREMISES AFFECTED: 2000-16 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 4-story 11 dwelling unit and commercial building whose south west rear yard 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

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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 4-story 11 dwelling unit and commercial building whose south west rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:

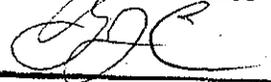
April 15, 2005

CAL NO.: 134-05-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;

BOARD OF APPEALS
ROOM 905 CITY HALL
2005 APR 20 P 3:09

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Robert Baum **CAL NO.:** 135-05-Z
APPEARANCE FOR: Lawrence M. Lusk **MAP NO.:** 1-G
APPEARANCES AGAINST: Anne Spiselman **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 1446W. Huron Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed attached garage to a 2-story single family residence whose north (rear) yard setback (on a reverse corner lot) shall be zero instead of 5' and an east side yard shall be zero instead of 8' (on a reverse corner lot).

**ACTION OF BOARD--
VARIATION GRANTED**

APPROVED AS TO SUBSTANCE

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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 has reconstructed a frame building into a 2 story single family residence with an attached garage. The property is located on a corner lot and is considered a reverse corner lot. The property is located on the Northwest corner of Huron and Bishop. The applicant received a permit for the reconstruction. Before the project was finished it was discovered that the rear yard of the reverse corner was not maintained. The project was stopped and the applicant was required to file a request for a variation to reduce the rear yard to zero instead of the required 5' and an east yard of zero instead of 8'. The applicant bears the responsibility of obtaining a permit to perform work to his property. The person who prepared the plans failed to provide the required rear and east yard on the plans and the city failed to detect the error.

The applicant testified that the failure to ask for a rear and east yard reduction was an innocent error. He claimed he relied on the architect and the city to issue a permit in compliance with the law. He further states that the garage does not block air and light to the building at 710 N. Bishop.

The objector stated that the garage was too close to her property and its existence reduced the value to her property. She stated that the workers had trespassed on her property. Finally, she stated the applicant should not be granted a variation because his architect drew the plans incorrectly. The Board hereby finds the garage extending into the rear five feet of the side yard shall be permitted; strict compliance with the regulations and standards of the Zoning Ordinance would create a particular hardship for the applicant; it is noted that a permit was issued in error and the garage was constructed in conformance with the incorrect permit specifications. The requested variation is consistent with the purpose and the intent of the ordinance; the lot is less than 100 feet in length and this is sub-standard in the city; the Board finds the variation does

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

MINUTES OF MEETING:

April 15, 2005

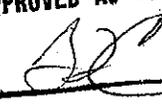
CAL NO.: 135-05-Z

not alter the essential character of the neighborhood; many buildings in this neighborhood do not have the required yards; the rear yard setback shall be zero and the east side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

2005 APR 28 PM 3:02
CITY OF CHICAGO

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Prasenjit Duara

CAL NO.: 136-05-Z

APPEARANCE FOR: Same

MAP NO.: 14-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 5718 S. Kimbark Avenue

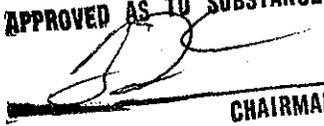
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a 2-story rear addition which will exceed the allowable floor area by not more than 15% (412 sq. ft.) of the floor area existing for 50 years in the building prior to adoption of the comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--
CASE CONTINUED TO JULY 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3818 N. Lakewood, LLC **CAL NO.:** 137-05-Z
APPEARANCE FOR: James J, Banks **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 2325 N. Orchard Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story addition to an existing 2-story single family residence, the rear building will be connected to the main building and the rear yard set back shall be zero instead of 35' and a south side yard shall be zero instead of 2.4'.

**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

APR 15 2005 2:30 PM
 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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 2-story addition to an existing 2-story single family residence, the rear building will be connected to the main building and the rear yard set back shall be zero and a south side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Narzarene All Nation Church,
Pastor Sherman Butler

CAL NO.: 138-05-S

APPEARANCE FOR: Lynette Lewis

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 6500-08 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 1-story addition to an existing 170 seat 1-story church in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO JULY 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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Narzarene All Nation Church,
Pastor Sherman Butler

CAL NO.: 139-05-S

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 6501-03 S. Marshfield Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 24 private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church located at 6500 S. Ashland Avenue.

ACTION OF BOARD--
CASE CONTINUED TO JULY 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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Narzarene All Nation Church,
Pastor Sherman Butler

CAL NO.: 140-05-Z

APPEARANCE FOR: Lynette Lewis

MAP NO.: 16-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 6501-03 S. Marshfield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the establishment of an accessory parking lot for 24 private passenger automobiles whose front yard shall be 7' instead of 20', north and south side yards shall be zero each instead of 5' each.

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

THE VOTE

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

APR 15 2005
CITY OF CHICAGO

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: Solo Development Group II, LLC **CAL NO.:** 141-05-Z
APPEARANCE FOR: Schwartz Cooper Greenburg and Krauss **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 3389-93 S. Archer Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, a proposed 4-story 6 dwelling unit and commercial building whose front yard shall be zero instead of 6'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

CITY OF CHICAGO
 ROOM 905 CITY HALL
 APR 15 2005 2 31 PM

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

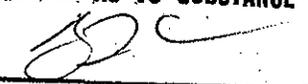
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 4-story 6 dwelling unit and commercial building whose front yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Heriberto Diaz and Donald L. Miller **CAL NO.:** 142-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 2129-41 N. California Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 5-story 36 dwelling unit building whose rear yard, at the 1st residential unit, shall be zero instead of 30 and (to waive the one required 10' x 25' loading berth.) *

**ACTION OF BOARD—
VARIATION GRANTED**

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE		X	
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO 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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct a 5-story 36 dwelling unit building whose rear yard, at the 1st residential unit shall be zero, which will contain 6 CPAN units and a 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):

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

* DELETED AT HEARING

APPROVED AS TO SUBSTANCE



CHAIRMAN

MINUTES OF MEETING:

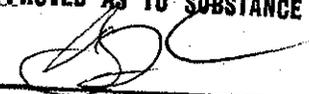
April 15, 2005

CAL NO.: 142-05-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;

005 177 26 00 2 07
177 26 00 2 07

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Brigette H. Baggetto
APPEARANCE FOR: Dennis Liss
APPEARANCES AGAINST: None
PREMISES AFFECTED: 5049 N. Ottawa Avenue

CAL NO.: 143-05-Z

MAP NO.: 13-O

MINUTES OF MEETING:
 April 15, 2005

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed attached garage whose south side yard shall be 1.24' instead of 6.7'.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 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 applicant will construct an attached garage whose south side yard shall be 1.24', there is no alley behind the property; 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: 1743 W. Division, LLC **CAL NO.:** 144-05-S
APPEARANCE FOR: James. J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 15, 2005
PREMISES AFFECTED: 1743 W. Division Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 feet of a similar use in a B3-1 Community Shopping District.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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

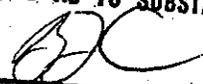
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant is located within 1,000 lineal feet of a similar use; the testimony of the appraiser was this use will not burden the area; the Board will allow the establishment of a beauty salon within 1,000 feet of a similar use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Natural Nails, Ltd. **CAL NO.:** 145-05-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 26-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 10320 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 feet of a similar use 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

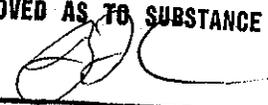
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant is located within 1,000 lineal feet of a similar use; the testimony of the appraiser was this use will not burden the area; the Board will allow the establishment of a nail salon within 1,000 feet of a similar use; 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


 CHAIRMAN

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

APPLICANT: AZ USA **CAL NO.:** 146-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 4411-13 N. Broadway
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 liquor store (packaged goods) in an existing 1-story building in a B3-3 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

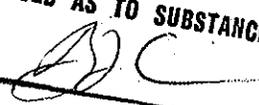
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant will establish a liquor store (packaged goods) in an existing 1-story building; the applicant is moving across the street; Alderman Schiller has testified that the applicant has been an asset to the community and has always worked to better his neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed liquor store. The Department notes the proposed liquor store currently operates across the street at 4412 N. Broadway and is relocating due to a new development at that site.

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: Park Community Church **CAL NO.:** 147-05-S
APPEARANCE FOR: Joseph Gatusso **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 1001-45 N. Crosby 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 850* seat church within a 2 and 3-story building in a C1-3 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
RECUSED		
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 April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 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 applicant will establish a 850 seat church within a 2 and 3-story building, all required parking will be provided on site 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 the approval of the proposed church.

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: Matthew Skiba

CAL NO.: 486-04-S

APPEARANCE FOR: Bill Hennessey

MAP NO.: 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 5062 N. Austin 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 voluntary parking lot for private passenger automobiles, in an R2 Single-Family Residence District, to serve property located at 6020 W. Higgins.

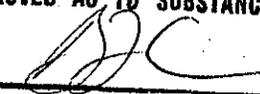
ACTION OF BOARD—
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Matthew Skiba

CAL NO.: 487-04-Z

APPEARANCE FOR:

MAP NO.: 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 15, 2005

PREMISES AFFECTED: 5062 N. Austin Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the establishment of an off-site parking lot for 8 private passenger automobiles whose north side yard shall be 2.5' instead of 4' and whose south side yard shall be zero instead of 4'.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Tammy L. Gray **CAL NO.:** 523-04-A
APPEARANCE FOR: Same **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 15, 2005
PREMISES AFFECTED: 1724 N. Dayton Street

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an exception to the property at 1726 N. Dayton, in an R4 General Residence District, which reduced the north and south side yard to 1.25' instead of 2.5; the objector claims she was not given the required notice of the requested exception.

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
X		
X		
		X

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 April 15, 2005; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant filed an objector's appeal when the Zoning Administrator granted a south side yard exception of 1.25' instead of the required 2.5', Ms. Gray stated that the person who filed for the exception (Timothy Levaughn- Developer) failed to give her the required notice that he was requesting a south side yard reduction. She stated that she lives at 1728 N. Dayton and is one of the two condominium owners. She stated that she did not receive notice and was deprived of the opportunity to object. She filed the case here and was first heard on November 19, 2004. The Chairman continued the case to allow her an opportunity to give notice of the objection to the developer. The case was set for January 21, 2005. The objector later sent a letter stating that she would be out of town. She failed to appear or send anyone to the Board in January and the case was dismissed. The objector moved to re-instate the case and the Chairman set the matter for hearing on March 18, 2005.

On March 18, 2005 Ms. Gray appeared as did Mr. Timothy Levaughn and Mr. A. Hersolt, current owner. Ms. Gray stated that she did not receive notice of the request for an exception. The record shows notice of the exception was sent to Karla Lang 1728 N. Dayton, Chicago Illinois on or about April 15, 2004 by certified mail. It appears this notice was never picked up by the addressee. Neither Mr. Levaughn or Mr. Hersolt stated they mailed notice to Ms. Gray. Mr. Levaughn stated that he met with Ms. Gray at the Alderman's office and told her what he was trying to build and that they requested yard reductions.

APPROVED AS TO SUBSTANCE



MINUTES OF MEETING:

April 15, 2005

CAL NO.: 523-04-A

Ms. Gray further stated that the 1.2' side yard at her property line would restrict air and light to the main living areas of her home. The new building would also be built further to the rear of the property and effect the light to her rear yard. The matter was continued to April 15, 2005 to allow Ms. Gray to bring in photographs of her property and the new home next door. The Board received the additional photographs.

The Board hereby finds that Ms. Gray did not receive written notice of the request for an exception. The Board has granted her the opportunity to be heard and present testimony as to why the 1.2' (half of the required side yard) should not be granted. The objector merely stated the Zoning Administrator should not have approved the reduction. She stated that she did not like a massive building being built next to her and it deprived her of air and light.

The Board finds that a side yard reduction to 1.2' instead of 2.4' is not unreasonable. The Zoning Administrator routinely grants half side yard reductions and in this case the requested administrative adjustment is within the character of the surrounding neighborhood. This new construction does not adversely affect the nearby properties. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE



CHAIRMAN