

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:
August 19, 2005

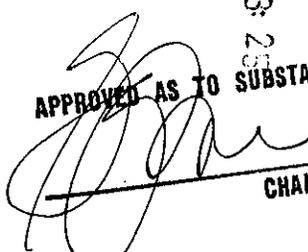
PREMISES AFFECTED: 407-19 E. 25th Street

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--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

2005 SEP -2 P 3:25
 BOARD OF APPEALS
 R-06 CITY HALL
 APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: McDonald's Corporation,
A Corporation of Delaware

CAL NO.: 72-05-S

APPEARANCE FOR:

MAP NO.: 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 6125-43 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive through facility in a B3-1 Community Shopping District.

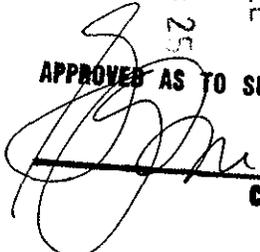
ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 18, 2005

THE VOTE

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

2005 SEP - 2 P 3: 25

BOARD OF APPEALS
R-906 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wayne Cohen

CAL NO.: 116-05-S

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

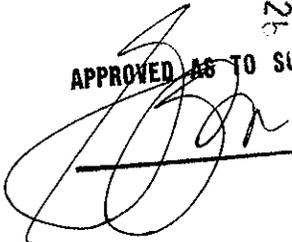
PREMISES AFFECTED: 416 S. Clark Street

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 NOVEMBER 18, 2005

THE VOTE

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

2005 SEP -2 P 3:26
BOARD OF APPEALS
R-806 CITY HALL
APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wayne Cohen

CAL NO.: 117-05-S

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 432 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 an accessory parking lot for 5 private passenger automobiles to serve single room occupancy building at 416 S. Clark Street in a DC-16 Downtown Core District..

ACTION OF BOARD--

APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

2005 SEP - 2 P 3 26
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Joshua Crain **CAL NO.:** 191-05-Z

APPEARANCE FOR: Same **MAP NO.:** 7-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 2451 N. Richmond 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 3rd story addition whose front yard shall be 8.04' instead of 20' to reduce the combined side yards to 4.6' instead of 5' with neither yard less than 2' (south yard shall be 3.8" and north yard shall be .8') to an existing 2 ½-story single family residence.

ZONING BOARD OF APPEALS
 CITY HALL
 JUNE 17, 2005
 2 P 3:26

**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		

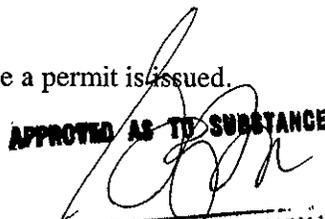
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 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 shall establish a 3rd story addition whose front yard shall be 8.04' and the combined side yards shall be 4.6' with neither yard less than 2' (south yard shall be 3.8" and north yard shall be .8') to an existing 2 ½-story single family residence; there was an objector present at the hearing; she claims there are two kitchens present and there will be 2 dwelling units. The applicant's property must remain classified as a single family residence after the completion of the addition; and only one kitchen shall be in the building; 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: Fazal Investment Group LLC * **CAL NO.:** 203-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 8123-59 S. Pulaski Road *
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed gasoline filling station with mini-mart and laundry in a B3-1 Community Shopping District.

2005 SEP - 2 P 3: 26
 BOARD OF APPEALS
 R-905 CITY HALL

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		

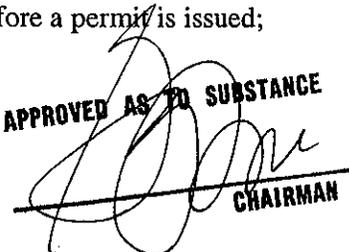
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 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 shall establish a gasoline filling station with mini-mart and laundry; 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 gas station provided that it is constructed consistent with the layout represented on the site plan prepared by ARSA Associates and dated August 19, 2005 and provided the applicant complies with the requirements of Section 17-9-0116 of the Chicago Zoning Ordinance strip mall development.

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


APPROVED AS TO SUBSTANCE
CHAIRMAN

* Amended at Hearing

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

APPLICANT: Noel Torres **CAL NO.:** 205-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-J
APPEARANCES AGAINST: Carlos Ramos **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 3818 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 proposed 3-story 3 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2005 SEP - 2 P 3 26
 BOARD OF APPEALS
 R-905 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
26		X
X		
X		
X		
X		

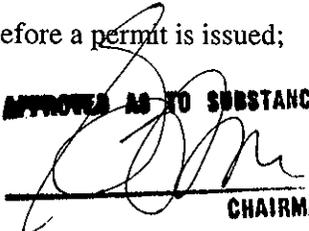
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 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 stated the property was re-zoned from B3-1 to B3-2 with the consent of the alderman. The next door neighbor objects to having a large residential building next to his smaller home. He does not believe that this all residential building fits into the block. The Board has given the alderman notice of this request for a special use. The Alderman has been notified and states that he will rely on the judgement of the Board ; 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: Noel Torres

CAL NO.: 206-05-Z

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 3818 W. Division Street

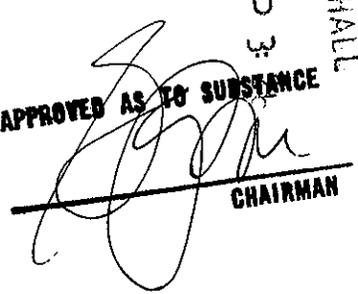
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 3-story 3 dwelling unit building whose rear yard shall be 27' instead of 30'.

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
		X
X		
X		
X		
X		

2005 SEP -2 P 3:30
ZONING BOARD OF APPEALS
R-800 CITY HALL
APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New Life Covenant

CAL NO.: 214-05-S

APPEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

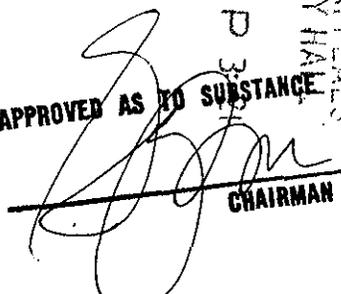
PREMISES AFFECTED: 2512 S. Oakley Avenue

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 2-story 84 seat church in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 16, 2005

THE VOTE

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

2005 SEP -2 P 3:41
BOARD OF APPEALS
R-806 CITY HALL
APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Emmanuel Joseph

CAL NO.: 217-05-S

APPEARANCE FOR:

MAP NO.: 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 3510 S. Ashland Avenue

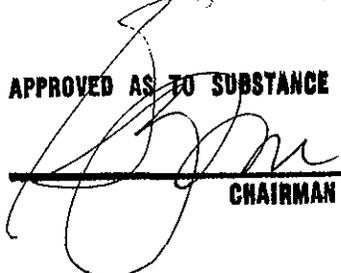
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a service station and fast food restaurant with a drive through facility in a B3-5 Community Shopping.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 18, 2005

THE VOTE

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

2005
BOARD OF APPEALS
R-906 CITY HALL
7005 SEP -2 P 3:26

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Emmanuel Joseph

CAL NO.: 218-05-Z

APPEARANCE FOR:

MAP NO.: 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 3510 S. Ashland Avenue

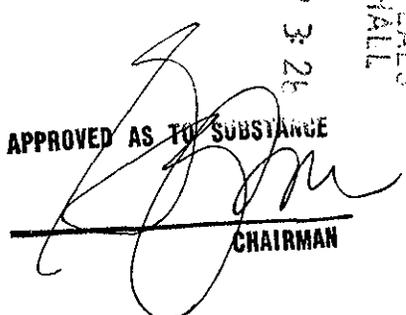
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Pending B3-5 Community Shopping District, a proposed service station with a fast food restaurant and drive-through whose minimum lot shall be 16,012 sq. ft. instead of 20,000 sq. ft..

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 16, 2005

THE VOTE

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

2005 SEP - 2 P 3:28
 BOARD OF APPEALS
 R-905 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Howard J. Powers, II **CAL NO.:** 219-05-S

APPEARANCE FOR: Michael Lavelle **MAP NO.:** 14-D

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 840-48 E. 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 service station with a car wash 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

2005 SEP -2 P 3:2
BOARD OF APPEALS
R-906 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

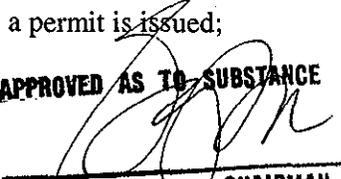
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 31, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 19, 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 shall establish a service station with a car wash; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gas station provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings date June 21, 2005 as prepared by ARSA Associates and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Standard Bank & Trust Company **CAL NO.:** 267-05-S
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 7-F
APPEARANCES AGAINST: Maureen Martino, David Winner **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 3135 N. Broadway

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 bank on the 1st floor on a pedestrian retail street, which the proposed use is within 600 feet of an existing bank, saving and loan associations or credit union.

**ACTION OF BOARD--
 APPLICATION DENIED**

THE VOTE

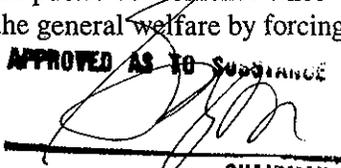
AUGUST 19, 2005
 2 P 3:26
 BOARD OF APPEALS
 905 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 27, 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 wishes to establish a bank on a pedestrian street within 600 feet of another bank. There is one current bank within this distance and one closed bank (due to a recent fire but expected to re-open). The applicant testified it is a family owned and operated bank that wishes to enter the area. The applicant stated that there are several billions of dollars currently on deposit in the one zip code of the area. There would be no drive-through banking at this location but only a full service walk in facility. The applicant's appraiser and urban planner testified that the use is compatible with the character of the surrounding neighborhood, designed to promote pedestrian safety and comfort, complies with all standards of the zoning ordinance, is in the public convenience and will not have a significant impact on the general welfare of the neighborhood . The alderman of the area has not given his comments on the request. The Department of Planning and Development has recommended approval of the use to the Board. There were several people who objected to the use. The objections ranged from there are too many banks in the area and that one more is not compatible with the neighborhood and the community. They stated the ordinance was designed to prevent a bank(on a pedestrian designated street)on every corner such as on Halsted and Armitage. The neighbors believe they best know the needs of the community. In this area the banks would have the effect of pushing out the "Mom and Pop" businesses because of the bank's ability to pay higher rents than most merchants. The objectors stated they are better able to determine that this use is not compatible with the neighborhood plus its operation does have an adverse impact on the neighborhood's general welfare. They stated that this use is not in the best interest and they did not want the use to be approved. The Board agrees with the people of the community that one more bank is not necessary and therefore is not compatible with the surrounding area. There are two banks, one which is closed due to a fire, within 600 feet of this location. The applicant has not demonstrated that this bank is in the interest of the public convenience since there are two other banks in the area. An additional bank will have a significant impact on the general welfare by forcing out other merchants. The public is well served with the many branch banks in the area.

APPROVED AS TO SUBSTANCE


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

MINUTES OF MEETING:

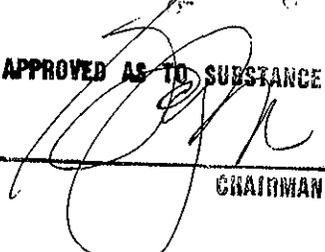
August 19, 2005

CAL NO.: 267-05-S

The Board will therefore deny the special use. The Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not 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 not 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 not authorized to permit said special use.

2005 SEP - 2 P 3: 24
BOARD OF APPEALS
R-906 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New West Homes, LLC

CAL NO.: 271-05-Z

APPEARANCE FOR:

MAP NO.: 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 2540 W. Harrison Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 2 dwelling unit building whose front yard shall be 9.5' instead of 12.72' and to reduce the combined side yards to 2.5' (1'-3" on the east and 1'-3" on the west) instead of 4.8' with neither yard less than 2".

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

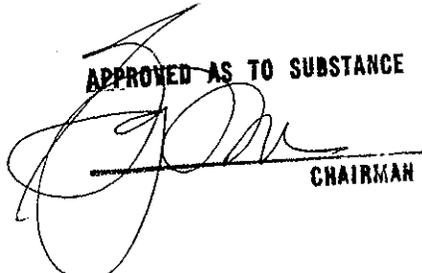
BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

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

2005 SEP - 2 P 3: 22
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

2005 SEP - 2 P 3: 22
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Church of Love Prayer & Faith Coptic Church **CAL NO.:** 272-05-S

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 48-52 W. 103rd Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment a proposed 40 seat religious facility in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL
APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gladys Jean Louis

CAL NO.: 273-05-S

APPEARANCE FOR:

MAP NO.: 19-11

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 2131 W. Howard Street

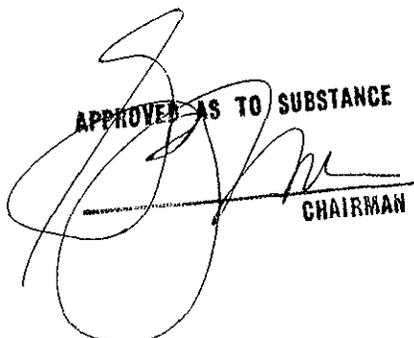
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nail Boutique, Inc. **CAL NO.:** 274-05-S
APPEARANCE FOR: Thomas Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 2142 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 nail salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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 BOARD OF APPEALS
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		X
X		
X		
X		

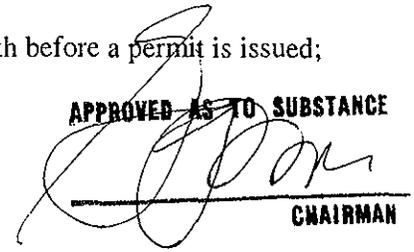
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Raymond and Amy Boyle **CAL NO.:** 275-05-Z
APPEARANCE FOR: Stacy Rubin Silver & Warren Silver **MAP NO.:** 7-H
APPEARANCES AGAINST: Victoria Lang, Michael Grucza **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 1907 W. Oakdale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing 2-story single family residence whose front yard shall be 16.3' instead of 20' and whose west side set back shall be zero instead of 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

SEP - 2 P 3
 BOARD OF APPEALS
 CITY HALL

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

THE RESOLUTION:

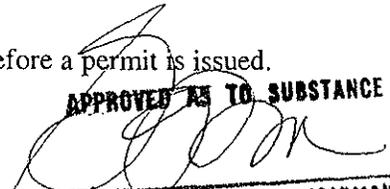
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 28, 2005; and

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 constructed the 2 story addition to their single family residence; the applicant constructed the addition contrary to permit plans and was fined for doing so; the applicant is now trying to legalize their addition as built; the objectors stated that the building, because it was built contrary to the original plans now protrudes into their air space and is out of scale with the surrounding buildings; they also feel that there is a lack of green space; the applicant shall be granted the variation with a front yard of 16.3' and a west side yard set back of zero with neither yard 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


CHAIRMAN

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

APPLICANT: Bada Boom of Illinois Inc. **CAL NO.:** 277-05-S
APPEARANCE FOR: Same **MAP NO.:** 26-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 11064 S. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern 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

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 R-806 CITY HALL

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

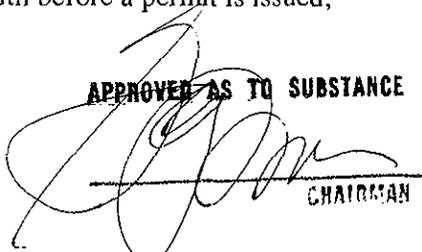
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 stated that this location had been operated as a tavern for approximately 40 years but was recently closed for about one year, he would like to continue to operate a tavern at this location; the tavern will offer no food or live entertainment; the applicant shall establish a tavern at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: David Hinkamp

CAL NO.: 278-05-S

APPEARANCE FOR:

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 4071 N. Broadway

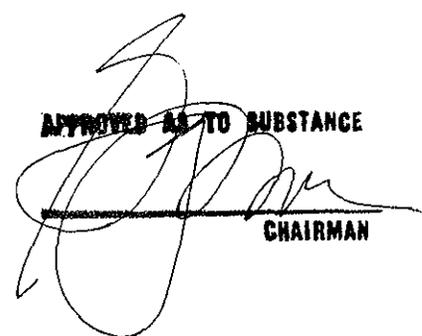
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an artist live work/area below the 2nd floor within an existing 1-story commercial building with a proposed curb cut and interior parking space in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Keeshin Charter Services, Inc. **CAL NO.:** 279-05-S
APPEARANCE FOR: Kate Duncan **MAP NO.:** 10-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 4400-50 S. Racine Avenue/4401-49 S. Packers 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 charter bus service and transportation center in a PMD-8 Planned Manufacturing District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

2005 SEP -2 P 3:23
 BOARD OF APPEALS
 R-806 CITY HALL

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

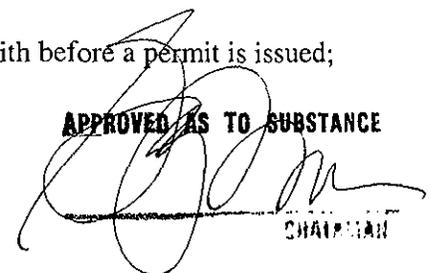
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a charter bus service and transportation center; the site will only be used for storage and light maintenance of vehicles; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Joseph Wong **CAL NO.:** 280-05-Z
APPEARANCE FOR: Same **MAP NO.:** 15-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 6239 N. Claremont 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 addition of 1 dwelling unit for a total of 4 dwelling units without adding a 4th parking space on a lot which could provide four parking spaces.

**ACTION OF BOARD--
VARIATION DENIED**

THE VOTE

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

2005 SEP - 2 P 3:23
 BOARD OF APPEALS
 R-806 CITY HALL

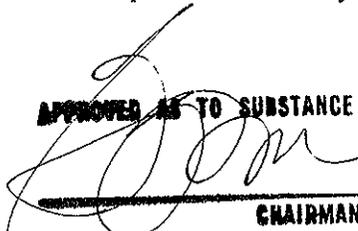
AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 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 a lawful 3 dwelling unit building with a 3 car garage to which he wishes to add a 4th dwelling unit in the basement. The parcel is 33 feet wide which is sufficient to provide 4 parking spaces if the 3 car garage is removed. The Board finds no hardship for waiving the fourth required parking space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, will 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 deny a variation in the application.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Timothy L. Case **CAL NO.:** 281-05-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 6437 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story addition to an existing 4-story residential building whose north side yard shall be zero instead of 2.48' and a total combined yard shall be 2.48' instead of 6.2' and to exceed the existing floor area by not more than exceed 15% (170 sq. ft.) of the floor area existing in the building prior to adoption of the 2004 comprehensive amendment to the zoning ordinance.

**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		

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 SEP - 2 P

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 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 shall construct a 4-story addition to an existing 4-story residential building, the existing floor area was created prior to fifty years of the passage of this ordinance; the addition will have a north side yard shall be zero and a total combined yard shall be 2.48' and will exceed the existing floor area by not more than exceed 15% (170 sq. ft.) of the floor area existing in the building prior to adoption of the 2004 comprehensive amendment to the zoning ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Loc V. Tran
APPEARANCE FOR: Dean Christy
APPEARANCES AGAINST: None
PREMISES AFFECTED: 3020 E. 92nd Street

CAL NO.: 282-05-S
MAP NO.: 22-B
MINUTES OF MEETING:
 August 19, 2005

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

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 R-806 CITY HALL

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area;; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Thomas R. Trier **CAL NO.:** 283-05-S
APPEARANCE FOR: Dean Maragos **MAP NO.:** 9-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 3906-10 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 a liquor store with a restaurant in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2005 SEP - 2 P 3:23
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

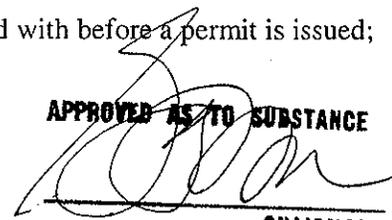
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 28, 2005; and

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 shall establish a liquor store with a restaurant; the applicant stated that he has operated a bar two doors to the east for the past 13 years; 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 and restaurant.

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: Alfredo and Maria Vasquez

CAL NO.: 284-05-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

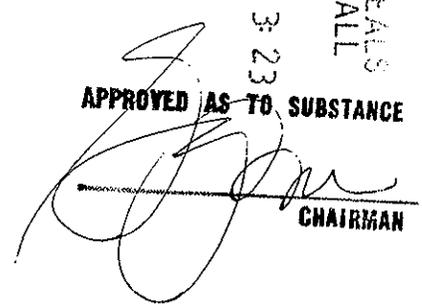
PREMISES AFFECTED: 2043 W. Homer Avenue

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 rear 1-story and 2nd story addition to an existing single family residence whose front yard shall be 8.27' instead of 16' and to reduce the total combined side yards to 4' instead of 5' (zero on the west and 4' on the east).

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

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 ZONING BOARD OF APPEALS
 R-806 CITY HALL
APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Trena Wallace **CAL NO.:** 285-05-A

APPEARANCE FOR: Same **MAP NO.:** 20-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 553 E. 79th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a beauty salon in a B3-2 Community Shopping District to be re-established. There is no current license for a salon and the appellant does not wish to file a special use to establish a beauty salon.

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

THE VOTE

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

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

2005 SEP - 2 P 3:
 BOARD OF APPEALS
 R-806 CITY HALL

THE RESOLUTION:

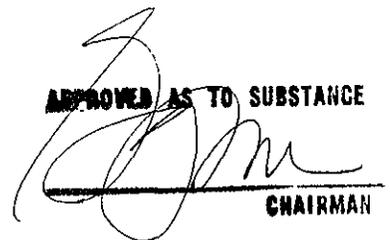
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005; and

WHEREAS, the district maps show that the premises is located in an 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: The appellant stated that her mother had been operating a beauty salon at this location until she became ill. Appellant stated that when her mother became ill she assumed the responsibility of operating the salon and continued to do so after her mother passed away. When the appellant attempted to renew the license she was informed that the license had lapsed. The appellant shall be allowed to re-establish the beauty salon at this location.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Vernon Spells

CAL NO.: 286-05-S

APPEARANCE FOR:

MAP NO.: 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 349 E. 47th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty shop within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-5 Neighborhood Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Emil Dentchev

CAL NO.: 287-05-Z

APPEARANCE FOR: Mark Kupiec

MAP NO.: 19-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 7520 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed new rear enclosed porch whose rear yard set back shall be 24'- 4 1/2" instead of 37.5' and to increase by not more than 15% (705 sq. ft.) of the floor area existing in the building prior to adoption of the 2004 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--
VARIATION GRANTED

RECEIVED
 BOARD OF APPEALS
 19-06 CITY HALL
 SEP - 2 P 3 24

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:

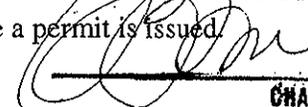
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 28, 2005; and

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 current floor area is original construction; the applicant shall construct a new rear enclosed porch whose rear yard set back shall be 24'- 4 1/2" and to increase by not more than 15% (705 sq. ft.) of the floor area existing in the building prior to adoption of the 2004 comprehensive amendment to the zoning ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Stanley Skoczen **CAL NO.:** 288-05-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 67 E. Bellevue Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DR-3 Downtown Residential District, a proposed 2-story rear addition to an existing 3-story residential building whose rear yard shall be 5' instead of 28.10'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

2005 SEP - 2 P 3:20
ZONING BOARD OF APPEALS
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO 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 August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 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 shall construct a 2-story rear addition to an existing 3-story single family residence whose rear yard shall be 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

[Signature]

CHAIRMAN

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

APPLICANT: Elizabeth Valencia

CAL NO.: 289-05-S

APPEARANCE FOR: Same

MAP NO.: 10-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 1640 W. 47th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
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		

ZONING BOARD OF APPEALS
 806 CITY HALL
 2005 SEP - 2 P 3

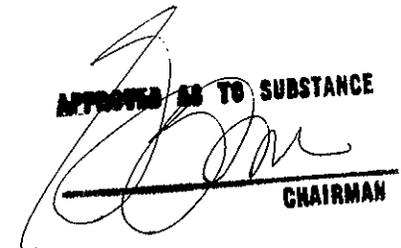
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 operated a beauty salon just across the street for many years and is very familiar with the neighborhood and its commercial makeup. She states that her use will not be a burden since she is only moving across the 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 has no objection to the establishment of the proposed beauty salon at this location.

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


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Salim S. Almudraa
d/b/a Adam's Food Mart Plus **CAL NO.:** 290-05-A

APPEARANCE FOR: Same **MAP NO.:** 4-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 1339 S. Homan Avenue

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

ACTION OF BOARD--
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		

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 BOARD OF APPEALS
 R-806 CITY HALL

THE RESOLUTION:

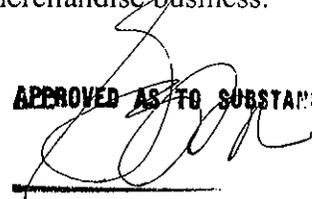
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the appellant is currently operating a business selling general merchandise, food and tobacco. The Department of Revenue has required him to obtain a separate general business and food license. The Board does not view his as expansion of a non-conforming use and will permit the appellant to operate a grocery and general merchandise business.

APPROVED AS TO SUBSTANCE



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

APPLICANT: Daniel R. Griffin

CAL NO.: 291-05-A

APPEARANCE FOR:

MAP NO.: 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 6451 S. Cottage Grove Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the re-establishment of a barber shop within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District. The appellant does not wish to file for a special use and there is no current business license in effect at this location.

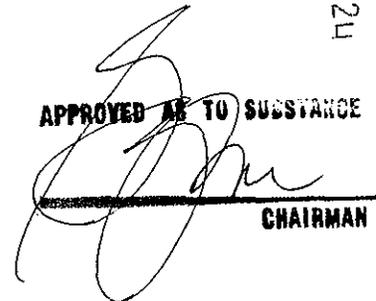
ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL
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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Jame Geier

CAL NO.: 292-05- A

APPEARANCE FOR:

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 1432 W. Berteau Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the height of a garage (accessory building) to be 20' instead of required 15' (17-9-0201-E) in an RS-3 Residential Single-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

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ZONING BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO

CHAIRMAN

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

APPLICANT: Stella Pich **CAL NO.:** 294-05-A
APPEARANCE FOR: Same **MAP NO.:** 12-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 5430 S. Rutherford Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the height of a garage to be 19' instead of 15' as allowed by the ordinance (17-9-0201-E) in an RS-2 Residential Single-Unit (Detached House) District.

ZONING BOARD OF APPEALS
 CITY HALL
 806
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ACTION OF BOARD--
DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

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		

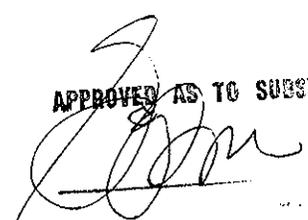
THE RESOLUTION:

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 August 19, 2005; and

WHEREAS, the district maps show that the premises is located in an RS-2 Residential 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 appellant is requesting to increase the height of her garage to 19' instead of 15' as allowed by the ordinance (§ 17-9-0201-E). The appellant stated that there are other garages in her neighborhood that appear to be over 15 feet in height. The Board concluded that these accessory buildings in excess in height of 15' are not in compliance with the 15' limitation. There were no permits presented for these garages to show the permits allowed the height of 15' to be exceeded. The Board has no authority to vary the height of an accessory building and therefore may not allow the appellant's garage to be 19 feet in height.


APPROVED AS TO SUBSTANCE

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

APPLICANT: Jeff Dietrich

CAL NO.: 295-05-S

APPEARANCE FOR:

MAP NO.: 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 3201-15 W. Fullerton Avenue

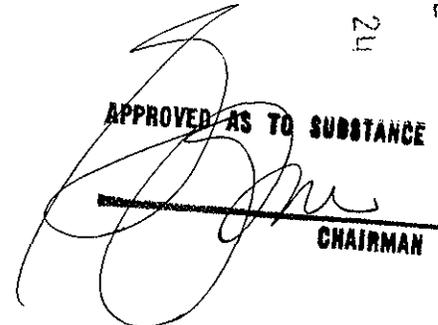
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 14 private passenger automobiles, in a B3-1 Community Shopping District, to satisfy the parking requirements for a 14 dwelling unit building located at 2350 N. Kedzie Avenue.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

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ZONING BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New West Homes, LLC

CAL NO.: 296-05-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 2221 W. Monroe 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 3-story 2 dwelling building whose front yard shall be 9.5' instead of 15' and to reduce the combined side yards to 1.4' (0.7' on the east and 0.7' on the west) instead of 4.58' with neither side yard less than 2'.

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 BOARD OF APPEALS
 CITY HALL

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 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: Baci Hair Salon PC **CAL NO.:** 297-05-S
APPEARANCE FOR: Dan Scott **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 953 N. 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

BOARD OF APPEALS
 ROOM 905 CITY HALL
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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		

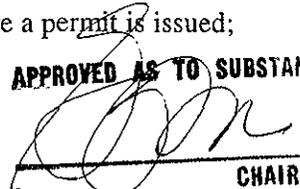
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Ihor Petsyukh

CAL NO.: 298-05-Z

APPEARANCE FOR: Michael Lavelle

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 841-45 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 4-story 3 dwelling building unit and commercial space building whose rear yard, at the first residential, level shall be zero instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

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 BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

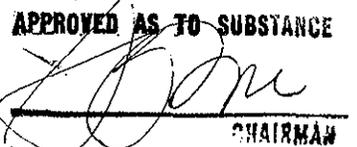
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 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 shall construct a 4-story 3 dwelling building unit and commercial space building whose rear yard, at the first residential, level 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: Gold Ashland, LLC **CAL NO.:** 299-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 2909 N. Ashland Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 3 dwelling unit building residential use below the 2nd floor in a B3-2 Community Shopping District.

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 ZONING BOARD OF APPEALS
 ROOM 905
 CITY HALL

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		

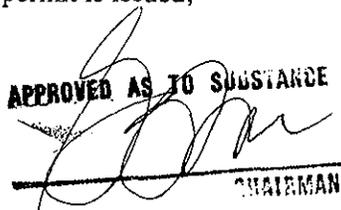
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a 4-story 3 dwelling unit building residential use below the 2nd floor the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Gold Ashland, LLC **CAL NO.:** 300-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 2909 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 4-story 3 dwelling building whose minimum lot area may be reduced to 2,700 sq. ft. instead of 3,000 sq. ft. and whose rear yard shall be 19.96' instead of 30'

BOARD OF APPEALS
 R-806 CITY HALL
 2105 SEP - 2 P 3:25

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 August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 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 shall establish a 4-story 3 dwelling unit building residential use below the 2nd floor and whose rear yard shall be 19.96' and whose minimum lot area shall be reduced to 2700 square feet instead of 3000 square feet ;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: Norma Torres **CAL NO.:** 301-05-A
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 5620 W. Higgins Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the expansion of the rear building, on a zoning lot which contains two dwelling units, with a 2nd floor addition to an existing 2-story single family residence upon the rear of the lot in an RS-3 Residential Single-Unit District.

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

THE VOTE

BOARD OF APPEALS
 -806 CITY HALL
 19 SEP -2 P 3:25

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

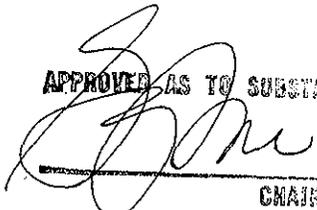
THE RESOLUTION:

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 August 19, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant's parcel contains two buildings. She had hired a contractor to construct a 2nd floor addition to the rear building. She assumed the contractor would get the permit. He did not. He started the work and then walked away when a city inspector questioned the work and required a permit. The appellant now wishes to legalize and complete the project. The Board finds the lot area and floor area of both dwellings to be permitted in this district. The appellant will be allowed to expand the non-conforming rear building for which the permit shall be issued in compliance with this resolution.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Diane Jeffries **CAL NO.:** 302-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 22-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 1358 W. 95th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2005 SEP - 2 P 3:25
 BOARD OF APPEALS
 R-806 CITY HALL

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

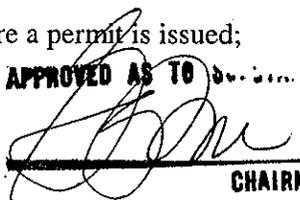
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO

CHAIRMAN

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

APPLICANT: Land and Lakes **CAL NO.:** 302-82-S
APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 28-C/30-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 11801-12159 S. Stony Island
1600 - 2132 E. 122nd Street
NATURE OF REQUEST: Mandatory Review

**ACTION OF BOARD—
COMPLIED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has reviewed all documentation that was submitted to attest to the fact the applicant is still operating in compliance with the original resolution that was issued in October of 1982; the Board finds that the applicant must still comply with the original resolution and return for review every 24 months; 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: Land and Lakes **CAL NO.:** 302-82-S
APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 28-C/30-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 11801-12159 S. Stony Island
1600 - 2132 E. 122nd Street
NATURE OF REQUEST: Mandatory Review

**ACTION OF BOARD-
COMPLIED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has reviewed all documentation that was submitted to attest to the fact the applicant is still operating in compliance with the original resolution that was issued in October of 1982; the Board finds that the applicant must still comply with the original resolution and return for review every 24 months; 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: Land and Lakes **CAL NO.:** 302-82-S
APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 28-C/30-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 11801-12159 S. Stony Island
1600 - 2132 E. 122nd Street
NATURE OF REQUEST: Mandatory Review

ACTION OF BOARD-
COMPLIED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has reviewed all documentation that was submitted to attest to the fact the applicant is still operating in compliance with the original resolution that was issued in October of 1982; the Board finds that the applicant must still comply with the original resolution and return for review every 24 months; 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: Land and Lakes **CAL NO.:** 302-82-S

APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 28-C/30-C

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005

PREMISES AFFECTED: 11801-12159 S. Stony Island
1600 - 2132 E. 122nd Street

NATURE OF REQUEST: Mandatory Review

**ACTION OF BOARD—
COMPLIED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has reviewed all documentation that was submitted to attest to the fact the applicant is still operating in compliance with the original resolution that was issued in October of 1982; the Board finds that the applicant must still comply with the original resolution and return for review every 24 months; 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: Scott Szykowny

CAL NO.: 303-05-Z

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 1960 N. Dayton Street

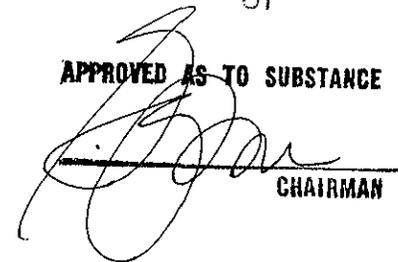
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed breezeway and rear addition to an existing 2-story single family residence whose rear yard shall be 21' instead of 34.88'.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

2005 SEP -2 P 3:25
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Develop More, Inc. **CAL NO.:** 304-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 1115 S. Campbell Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 7 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve the required parking for a 4 dwelling unit residential building located at 2459 W. Fillmore Street.

ZONING BOARD OF APPEALS
 905 CITY HALL
 SEP - 2 P 3:25

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

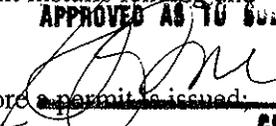
	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish an off site parking lot for 7 private passenger automobiles to serve the required parking for a 4 dwelling unit residential building located at 2459 W. Fillmore 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 recommends approval of the proposed off-site accessory parking lot provided the applicant installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPLICANT: Develop More, Inc.

CAL NO.: 305-05-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 2-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 19, 2005

PREMISES AFFECTED: 1115 S. Campbell 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 on an undivided zoning lot for 7 private passenger automobiles whose front yard shall be 7' instead of 20' and to reduce the side setbacks to zero instead of 2' each.

2005 SEP - 2 P 3:25
 ZONING BOARD OF APPEALS
 806 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		

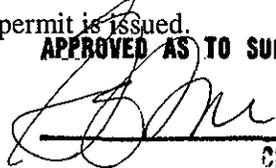
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 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 shall establish an off-site parking lot on an undivided zoning lot for 7 private passenger automobiles whose front yard shall be 7' and to reduce the side setbacks to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: BP Products North America, Inc. **CAL NO.:** 306-05-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 10-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 4653 S. Western Blvd.
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 new 8 pump with 16 dispenser gas station with retail mini-mart and car wash in a M2-3 Heavy Industry District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

2005 SEP - 2 P 3:25
 ZONING BOARD OF APPEALS R-806 CITY HALL

APPROVED	NEGATIVE	ABSENT
25	5	X
X		
X		
X		
X		

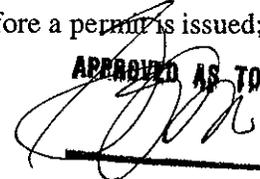
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a new 8 pump with 16 dispenser gas station with retail mini-mart and car wash; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends the approval of the proposed gas station provided that it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated August 18, 2005 as prepared by Edward and Kelcey and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Lettvin Development Company **CAL NO.:** 307-05-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 19, 2005
PREMISES AFFECTED: 5588 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 proposed 5-story 35 dwelling unit building whose front yard shall be zero instead of 5' and to reduce the rear yard, at the first residential level, to 15'-2" instead of 30' in a B2-3 Neighborhood Mixed-Use District.

ZONING BOARD OF APPEALS
 CITY HALL
 SEP - 2 P 3:25

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 August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 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 shall establish a 5-story 35 dwelling unit building whose front yard shall be zero and whose rear yard at the first residential level shall be 15'-2"; 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: Jerry Schwartz **CAL NO.:** 308-05-A
APPEARANCE FOR: Same **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 1432 W. Irving Park Road
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a second hand merchandise store in an RS-3 Residential Single-Unit District.

RECEIVED
 ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 SEP - 2 P 3:25

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

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO 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 August 19, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the appellant's wife operated this business for many years at this location. The shop sells one of a kind pieces of art providing a location for local artist and craftsman. His wife died and during that time the business license lapsed. The Board finds this business has never ceased operation and will allow a limited business license to be issued.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

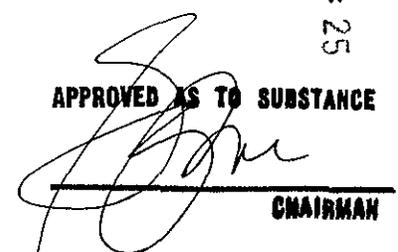
APPLICANT: Lincoln Park Presbyterian Church **CAL NO.:** 309-05-S
APPEARANCE FOR: **MAP NO.:** 7-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED: 600-08 W. Fullerton Parkway August 19, 2005
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an overnight transitional shelter for men and women within an existing church building in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO CONTINUED TO OCTOBER 21, 2005

THE VOTE

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

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BOARD OF APPEALS
11-806 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

MINUTES OF MEETING

Date: August 26, 2005

Cal. No. 329-04-S

Gary Wigoda, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a house of worship on premises at 2555 N. Central. The use was approved by the Zoning Board of Appeals on July 16, 2004 in Cal. No. 329-04-S.

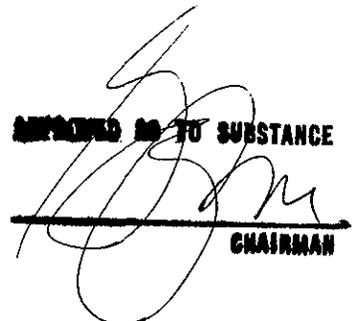
Mr. Wigoda stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to July 16, 2006. The motion prevailed by yeas and nays as follows:

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

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APPROVED AS TO SUBSTANCE



CHAIRMAN