

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

APPLICANT: Victory Outreach Chicago North, Inc.

CAL NO.: 125-05-S

APPEARANCE FOR:

MAP NO.: 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 5154 S. Paulina Street

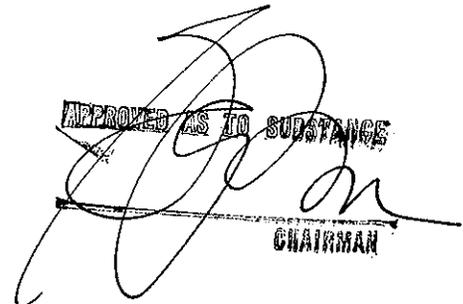
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in a 2 ½ -story residential building for 10 female residents in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT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 OCT 21 11:00
BOARD OF APPEALS
ROOM 905 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Edward Franci/Macedonia Church

CAL NO.: 175-05-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 539 E. 63rd Street

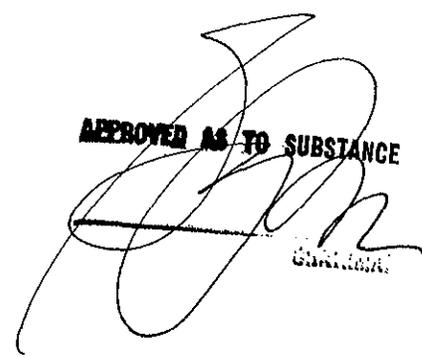
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 226 seat religious facility in a B3-3 Community Shopping District.

SEP 21 AM 11:43
 ROOM OF APPEALS
 8-036 CITY HALL

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		


APPROVED AS TO SUBSTANCE
 [Signature]

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

APPLICANT: Edward Franci/Macedonia Church **CAL NO.:** 176-05-S

APPEARANCE FOR: **MAP NO.:** 16-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 16, 2005

PREMISES AFFECTED: 6300 S. Rhodes Avenue/507 E. 63rd Street

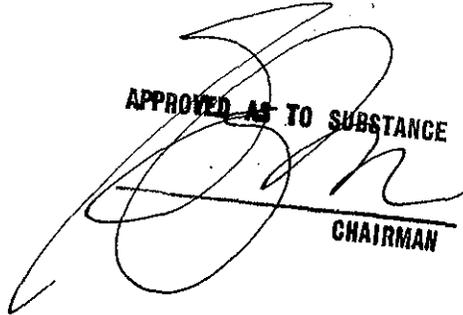
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 28 private passenger automobiles, in a B3-3 Community Shopping District, to serve the religious facility located at 537 E. 63rd Street.

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		

SEP 21 11:00 AM
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:
September 16, 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--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE
CHAIRMAN
SEP 21 11:10 AM
CITY HALL

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

APPLICANT: Syed Ahmed

CAL NO.: 224-05-S

APPEARANCE FOR:

MAP NO.: 5-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

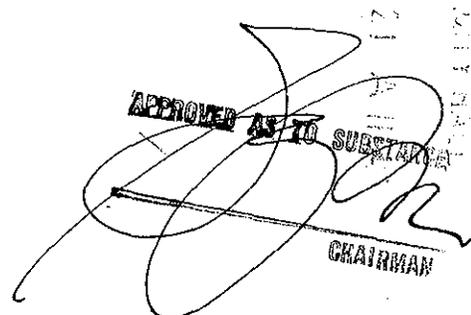
PREMISES AFFECTED: 2700 W. Belden Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory parking lot for 20 private passenger automobiles, in an Pending RS-4 Residential Single-Unit (Detached House) District, to serve a residential located at 2650 W. Belden Avenue.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Tom McNamara

CAL NO.: 236-05-Z

APPEARANCE FOR:

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1617 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a 6-story 22 dwelling unit building whose rear south yard shall be 15' instead of 30'.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

2005 09 21 AM 11
BOARD OF APPEALS
R-806 CITY HALL

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

APPLICANT: Amy Nail Gallery

CAL NO.: 240-05-S

APPEARANCE FOR: Graham Grady

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1954 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of 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.

OFFICE OF APPEALS
 CITY HALL
 21 AUG 2005

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 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 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

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

APPLICANT: John Reynolds

CAL NO.: 243-05-Z

APPEARANCE FOR:

MAP NO.: 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 2658 N. Mildred Avenue

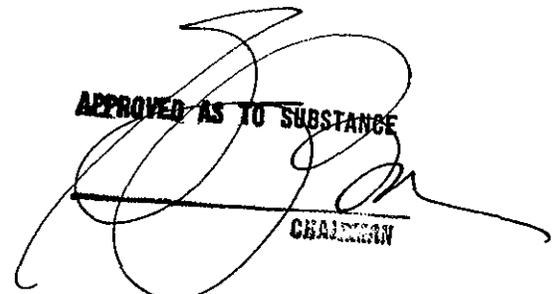
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 3'-2" instead of 9'-8" and to reduce the side yard (on a reverse corner lot) to zero instead of 1'-1" to allow 20' curb cut.

NOV 18 2005
 9-806 CITY HALL

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		


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ted Bratsos/All Steel Structures, Inc. **CAL NO.:** 248-05-A
APPEARANCE FOR: James Novy **MAP NO.:** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 16, 2005
PREMISES AFFECTED: 629 W. Cermak Road
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to re-establish an off-premises sign which was removed several years ago in a PMD #11 Planned Manufacturing District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE
 SEP 16 2005
 11:21 AM

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

THE RESOLUTION:

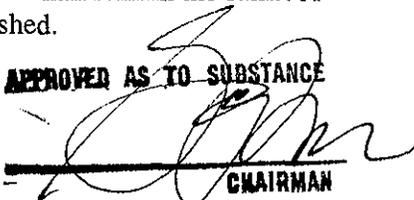
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an PMD # 11 Planned Manufacturing 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 has offered testimony that the one sided pole sign was erected with a permit. About three years ago, the off- premise advertising sign was removed and now the appellant wishes to re-establish the sign. The appellant claims they began the process to obtain a permit to erect the sign over 18 months ago. The process has been delayed for 18 months without explanation. The Board will permit an off-site premise sign to be re-established on only one sign face as previously permitted, and only to the square footage of the previous permit. The applicant will present a copy of the previous permit to prove the square footage and single sign face before the new permit is issued. The height, square footage and one sign face shall remain the same. A sign permit shall be obtained in accordance with this resolution before the sign is re-established.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Irene V. Vick

CAL NO.: 249-05-A

APPEARANCE FOR:

MAP NO.: 14-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 5704 S. Oak Park Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the 2nd dwelling unit constructed in 1976 within in a single family residence in an RS-2 Residential Single-Unit (Detached House) District..

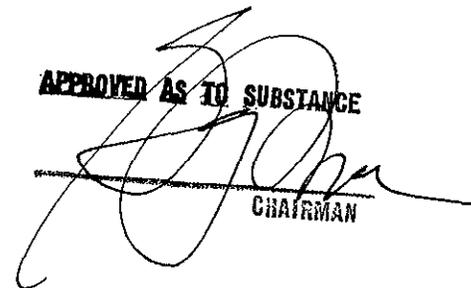
ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED
R-805 CITY HALL
SEP 21 AM '05

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Keith Miller **CAL NO.:** 251-05-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 7-I
APPEARANCES AGAINST: Nancy Schiavone, Bruce Anderson **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 2523 N. Campbell Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2-story 5 dwelling unit building in, an RS-3 Residential Single-Unit (Detached House) District, three dwelling units or more not a permitted use until an RT-3.5 Zoning District per section 17-2-0200.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

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 July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an RS - 3 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 obtained a building permit to erect a five dwelling unit building in an RS-3 zoning district. The lot contains 7, 856 square feet. The appellant maintained that 60% of the block contains other than single family residences and therefore the minimum lot area per dwelling unit may be reduced to 1, 500 square feet. (§ 17-2-0303 B). The appellant also stated § 17-17-0304 states lot area per unit refers to the amount of lot area required for each dwelling unit on the property. For example, if a minimum lot- area- per unit standard of 1,000 square feet is applied to a 3,125 square foot lot, a maximum of 3 dwelling units would be allowed on the property. Therefore the appellant should be allowed a 5 dwelling unit building at this location. The Department of Zoning revoked the permit when counsel for the objectors, Nancy Schiavone, went to the Department of Zoning to state that only single family resident's (detached) and two flats are allowed buildings are not permitted in an RS- 3 district pursuant to § 17-2-0200. The objector's stated and offered case law at the hearing that a permit issued in error does not give the applicant vested rights and must be revoked by the city. The objectors stated that § 17-2-0200 allows only a single detached home or a two flat in a RS-3 zoning district. The Alderman sent his comments stating that he agreed with the zoning administrator's decision that a five unit structure is not permitted. He also stated he would support two 2 separate flats on these lots.

The Board hereby finds that section 17-02-0200 et. al clearly states which uses are expressly permitted and which uses are expressly prohibited. The allowable uses found at § 17-2-0200 state a detached house and two flat is a

MINUTES OF MEETING:

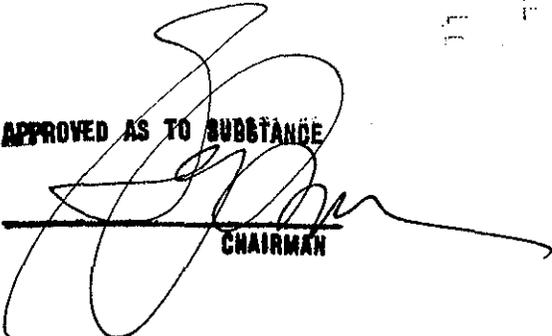
September 16, 2005

CAL NO.: 251-05-A

permitted use in an RS-3 zoning district and a multi-unit (3+ units) residential use is expressly prohibited in an RS-3. The Board finds this language to be clear and controlling in this case. The section, which the appellant relies, only allows the minimum lot area to be reduced for a detached house (single family residence) or a two flat,§ 17-2-0200 sets the limits on the number of dwelling units regardless of the area of the zoning lot. The Board finds the Zoning Administrator did not err by not allowing a five dwelling unit building to be permitted in an RS-3 zoning district.

ROOM OF APPEALS
CITY HALL
09 21 AM '05

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Peppercorn Capital, LLC **CAL NO.:** 261-05-Z
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 15-N
APPEARANCES AGAINST: Thomas Moore **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 5724 N. Newcastle Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a SD #1 Special District, the division of an improved lot for a proposed 2-story single family residence whose front yard shall be 20' instead of 30', to reduce the minimum lot area to 7,256.93 sq. ft. instead of 7,500 sq. ft. and to reduce the minimum lot's frontage to 50' instead of 60'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

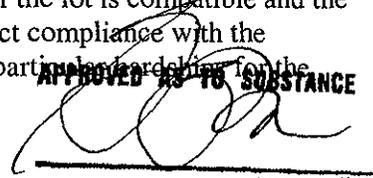
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107A 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 has purchased a zoning lot containing 14, 420 square feet. There was an old cottage which was removed with a permit. The applicant now wishes to divide the zoning lot into two new lots and to build a new single family residence on the divided lot. The applicant has testified that he will create a 7,256.93 square foot lot instead of the required 7,500 square foot. He also requires the minimum lot frontage to be reduced from 60' to 50'. His appraiser has testified that the division and new single family residence will comply with all standards of the zoning ordinance, will not have a significant impact on the neighborhood or the community, will be compatible with the surrounding area in terms of planning, scale noise and traffic generation. Several neighbors plus counsel appeared to object to the division of the zoning lots into two lots which will contain two new single family residences. The testimony in opposition stated these two new lots and large single family residences were not compatible. Several objectors admitted that their lots do not have the minimum 60 foot frontages as required by the special district for new construction. The objectors basically do not want the minor variation to the lot area (244 square feet) and 10 feet from the frontage requirement. The Board hereby finds that the variations to the minimum lot area and frontage are not unreasonable nor out of character with this neighborhood. The division of the lot is compatible and the new single family resident's would be appropriate at this location; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or parties are unable to comply with the

APPROVED AS TO SUBSTANCE



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

MINUTES OF MEETING:

September 16, 2005

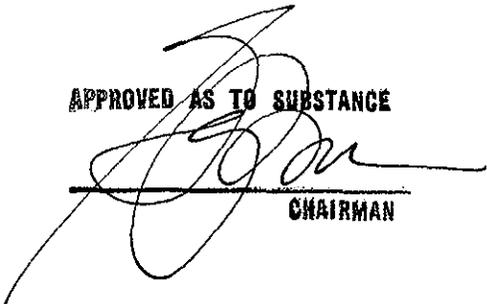
CAL NO.: 261-05-Z

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: Peppercorn Capital, LLC

CAL NO.: 262-05-Z

APPEARANCE FOR: Lawrence Lusk

MAP NO.: 15-N

APPEARANCES AGAINST: Thomas Moore

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 5726 N. Newcastle Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a SD #1 Special District, the division of an improved zoning lot for a proposed 2-story single family residence whose front yard shall be 20' instead of 30', to reduce the minimum lot area to 7,164 sq. ft. instead of 7,500 sq. ft. and to reduce the minimum lot's frontage to 52' instead of 60'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107A 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 has purchased a zoning lot containing 14,420 square feet. There was an old cottage which was removed with a permit. The applicant now wishes to divide the zoning lot into two new lots and to build a new single family residence on each new zoning lot. The applicant has testified that he will create a 7,164 square foot lot instead of the required 7,500 square foot. He also requires the minimum lot frontage to be reduced from 60' to 52'. His appraiser has testified that the division and two new single family residences will comply with all standards of the zoning ordinance, will not have a significant impact on the neighborhood or the community, will be compatible with the surrounding area in terms of planning, scale noise and traffic generation. Several neighbors plus counsel appeared to object to the division of the zoning lots into two lots which will contain two new single family residences. The testimony in opposition stated these two new lots and large single family residences were not compatible with the neighborhood. Several objectors admitted that their lots do not have the minimum 60 foot frontages as required by the special district for new construction. The objector's do not want the minor variation to the lot area (326 square feet) and 8 feet from the frontage requirement to be varied. The Board hereby finds that the variations to the minimum lot area and frontage are not unreasonable nor out of character with this neighborhood. The division of the lot is compatible and the new single family residences would be appropriate at this location; 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 public interest.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:

September 16, 2005

CAL NO.: 262-05-Z

RECEIVED
ZONING BOARD OF APPEALS
CITY OF CHICAGO
SEP 20 2005

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: Arlene Dziekowski

CAL NO.: 264-05-Z

APPEARANCE FOR: Jorge Mihalopoulos

MAP NO.: 5-H

APPEARANCES AGAINST: Howard Kilberg

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1644 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the erection of a 9 foot wooden fence on the south side of the rear yard whose south side yard set back shall be zero instead of 3'.

ACTION OF BOARD--
VARIATION DENIED

THE VOTE

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

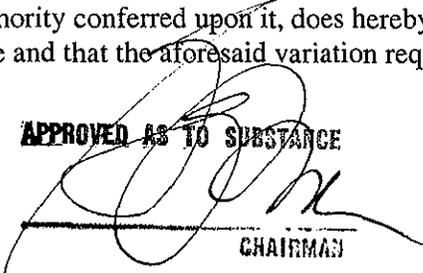
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107A 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 erect a 9 foot wooden fence on the south side of her rear yard. The ordinance states any fence which exceeds 5 feet will be viewed as an obstruction in the side yard which requires a side yard variation before it will be permitted. The applicant states she needs this height because her lot is several feet below grade plus she requires a privacy screen from her next door neighbor. The neighbor objects, claiming a fence of this height will cause her air conditioner and condenser to overheat and malfunction. Moreover, any fence over 5 feet is not necessary to provide privacy. The Board finds there is no hardship present and that there is no reason to allow a nine foot fence; 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) there are no 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 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 of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Luis Burgos

CAL NO.: 310-05-S

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 2134 W. 18th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day care in a C1-2 Neighborhood Commercial District.

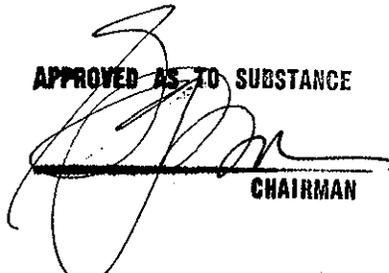
ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 18, 2005

THE VOTE

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

2005 OCT 21 A 11:40
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Red Rock Builders, Inc.

CAL NO.: 311-05-S

APPEARANCE FOR:

MAP NO.: 15-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 6022-36 N. Damen Avenue

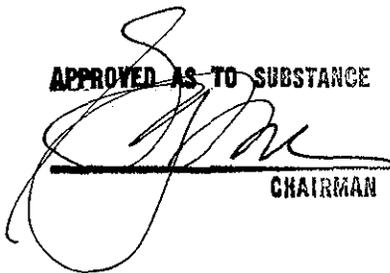
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 20 dwelling unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

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		

2005 OCT 21 A 11:40
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: Red Rock Builders, Inc.

CAL NO.: 312-05-Z

APPEARANCE FOR:

MAP NO.: 15-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 6022-36 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, a proposed 4-story 2 dwelling unit building whose rear yard, at the first residential level, shall be 23' instead of 30'.

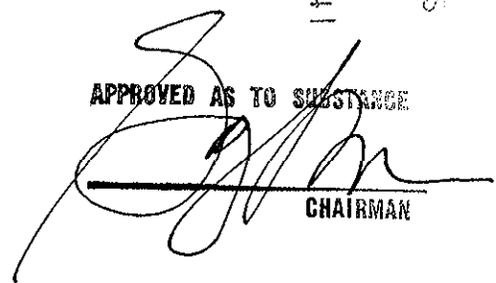
ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

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
2005 OCT 21 A 11:41

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Gwendolyn Barnes

CAL NO.: 313-05-Z

APPEARANCE FOR: Same

MAP NO.: 8-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3622 S. Calumet Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4th floor addition to an existing 3-story single family residence, which will increase the floor area of the existing building by 193.76 sq. ft. which does not exceed 15% of the pre-existing floor area of this structure.

2005 OCT 21 A 11:41
 ZONING BOARD OF APPEALS
 R-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:

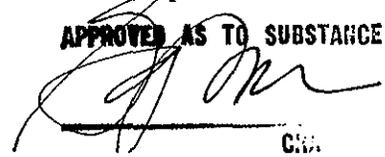
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 4th floor addition to an existing 3-story single family residence, which will increase the floor area of the existing building by 193.76 sq. ft.; 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: GWR Property LLC **CAL NO.:** 314-05-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 3637 N. Sheffield Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 3-story addition, to an existing 1 dwelling unit and roof top club house, whose rear yard shall be 5' instead of 30' *.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

2005 OCT 21 AM 11:43
 BOARD OF APPEALS
 R-806.CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		X
X		
X		
X		
X		

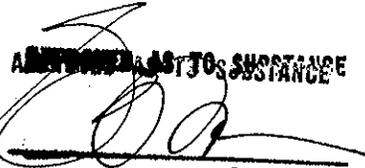
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 3-story addition, to an existing 1 dwelling unit and roof top club house, whose rear yard shall be 5'; 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: Morgan Park SDA Church **CAL NO.:** 315-05-S
APPEARANCE FOR: Elise Dixon **MAP NO.:** 26-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 11010 S. Vincennes 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 community center, day care and assembly hall in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2005 OCT 21 A 11:11
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
X			
X			
X			
X			

THE RESOLUTION:

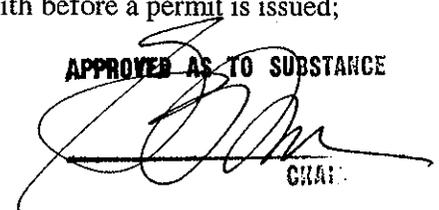
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2005; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed church and community center provided the parking lot ingress and egress is restricted to South Vincennes Avenue

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

APPROVED AS TO SUBSTANCE


 CHKA:

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

APPLICANT: Morgan Park SDA Church **CAL NO.:** 316-05-Z
APPEARANCE FOR: Elise Dixon **MAP NO.:** 26-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 11010 S. Vincennes 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 community center, daycare and assembly hall whose rear yard shall be 28.53' instead of 45.08' and to allow a 31' wide driveway in the front of a non-residential building.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

2005 OCT 21 A 11:41
 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		

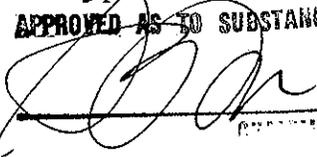
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 community center, daycare and assembly hall whose rear yard shall be 28.53' and to allow a 31' wide driveway in the front of a non-residential 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

 BOARD MEMBER

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

APPLICANT: Phuong Le

CAL NO.: 317-05-S

APPEARANCE FOR:

MAP NO.: 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3453 W. Foster Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon 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
 R-806 CITY HALL
 2005 OCT 21 A 11:41

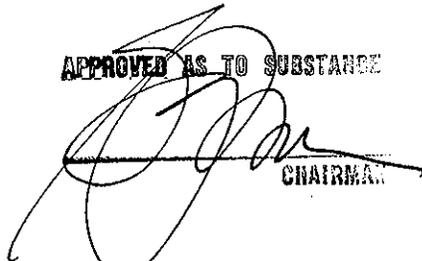
ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Ryan O'Connell **CAL NO.:** 318-05-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 3734 N. Wilton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4 Residential Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 3'-8" instead of 8.4' whose north and south side yards shall be 3' each instead of 4' each, the combined side yards shall be 6' instead of 10', a zero rear yard instead of 21.06', to reduce the rear yard open space to zero instead of 216 sq. ft. and to reduce the front set back (at the roof level) to 16'-6" instead of 20'.

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		

SEP 16 2005 11:41 AM
 ZONING BOARD OF APPEALS
 CITY HALL

THE RESOLUTION:

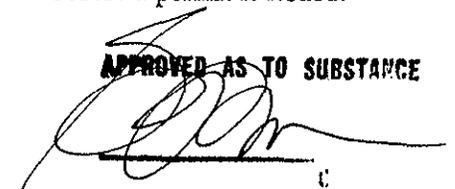
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 3-story 6 dwelling unit building whose front yard shall be 3'-8", whose north and south side yards shall be 3' each, the combined side yards shall be 6', a zero rear yard, to reduce the rear yard open space to zero and to reduce the front set back (at the roof level) to 16'-6"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: 1141 W. Patterson LLC

CAL NO.: 319-05-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1141 W. Patterson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3 1/2-story 5 dwelling unit building whose front set back (to permit the patio pit) shall be 10' * instead of 15', the face of the building is 15'-3" from the property line.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

OCT 21 A 11:4
 ZONING BOARD OF APPEALS
 806 CITY HALL

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 September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

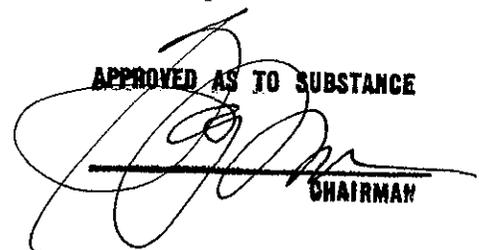
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3 1/2-story 5 dwelling unit building whose front set back (to permit the patio pit) shall be 10', the face of the building is 15'-3" from the property line. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Rose P. McKenzie

CAL NO.: 320-05-S

APPEARANCE FOR:

MAP NO.: 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 5602 W. Division Street

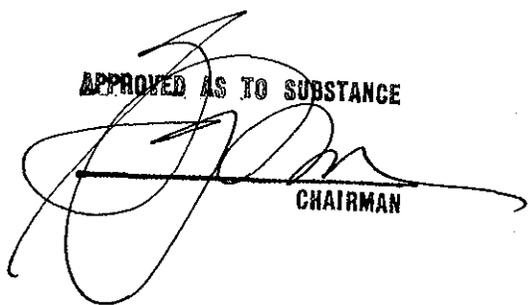
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 21, 2005

THE VOTE

2005 OCT 21 A 11:00
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		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alexander Dee

CAL NO.: 321-05-Z

APPEARANCE FOR: Mark Kupiec

MAP NO.: 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3727 N. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RS 3 Residential Single-Unit (Detached House) District, a proposed 1-story open porch whose front yard shall be 4'-5" instead of 19.85' to an existing 2½-story residential building.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

2005 OCT 21 A 11:45
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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 September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 1-story open porch whose front yard shall be 4'-5" to an existing 2½-story residential 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

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

APPLICANT: Douglas C. Grissom **CAL NO.:** 322-05-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 2147 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-car garage whose floor area shall be 589 sq. ft. instead of 539 sq. ft. which is within 10% of the allowable area and to place the 167 sq. ft. of required open space upon the roof deck of the garage.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

2005 OCT 21 11:41 AM
 BOARD OF APPEALS
 R-806.CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
11:41	ALL	X
X		
X		
X		
X		

THE RESOLUTION:

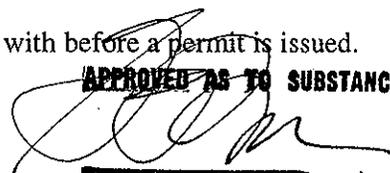
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 3-car garage whose floor area shall be 589 sq. ft. instead of 539 sq. ft. which is within 10% of the allowable area and to place the 167 sq. ft. of required open space upon the roof deck of the garage; 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: Harvest Outdoors

CAL NO.: 323-05-A

APPEARANCE FOR: Thomas Moore

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3485 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 48' long by 14' high (672 sq. ft.) sign to be established; section 17-12-1006-A states that off-premises signs (advertising signs) that exceed 100 sq. ft. are prohibited within 250' of any residential district and further any off-premises sign (less than 100 sq. ft.) is prohibited entirely within 100 feet of any residential district in a B3-3 Community Shopping District. This sign is adjacent to an RT-4 Residential District.

2005 OCT 21 A 11:41
 BOARD OF APPEALS
 N-806 CITY HALL

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
		X
X		
X		
X		
X		

THE RESOLUTION:

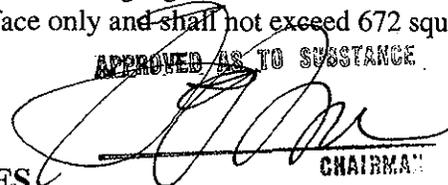
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005; and

WHEREAS, the district maps show that the premises is located in an B3-3 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 witness, Mr. Hansen testified that he grew up in the neighborhood and he does recall that advertising signs were painted on these walls since the early 1950's. He stated that this wall advertising has been in continuous use to the present. The appellant stated under the 1957 ordinance, that painted wall signs did not require a permit to be placed. Further the appellant did not know if the annual warrant fee for the signage had been paid to the city. The Board finds the signage has been in use continuously prior to the 1957 ordinance. The Board will allow signage on the North face only and shall not exceed 672 square feet.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Harvest Outdoors

CAL NO.: 324-05-A

APPEARANCE FOR: Thomas Moore

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3324 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 17' long by 20' high (340 sq. ft.) sign to be established; section 17-12-1006-A states that off-premises signs (advertising signs) that exceed 100 sq. ft. are prohibited within 250' of any residential district and further any off-premises sign (less than 100 sq. ft.) is prohibited entirely within 100 feet of any residential district in a B3-3 Community Shopping District. This sign is adjacent to an RM-5 Residential District.

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

THE VOTE

2005 OCT 21 A 11:47
 BOARD OF APPEALS
 R-806 CITY HALL

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		

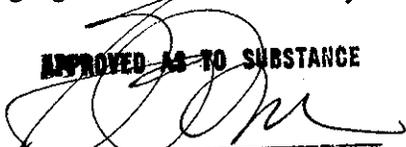
THE RESOLUTION:

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 September 16, 2005; and

WHEREAS, the district maps show that the premises is located in an B3-3 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 witness, Mr. Hansen testified that he grew up in the neighborhood and he does recall that advertising signs were painted on these walls since the early 1950's. He stated that this wall advertising has been in continuous use at the location to the present. The appellant stated under the 1957 ordinance, painted wall signs did not require a permit to be established. Further the appellant did not know if the annual warrant fee for the signage had been paid to the city. The Board finds the signage has been in use continuously prior to the 1957 ordinance. The Board will allow signage on the South face only and shall not exceed 340 square feet.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rusty Dachniwskyj **CAL NO.:** 325-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 1357 N. Noble Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 4 dwelling unit building whose front yard shall be 3'* instead of 11.4', to reduce the total side yard combination from the required 8.0' to .67' (0.8' on the north and zero on the south) neither yard less than 3.2' and to reduce the rear yard open space to 190 sq. ft. instead of 247 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

OCT 21 AM 11:4
 BOARD OF APPEALS
 806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

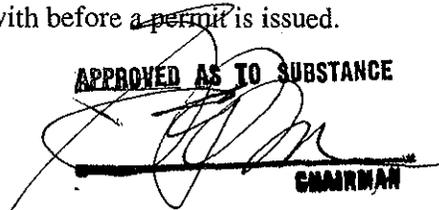
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 4 dwelling unit building whose front yard shall be 3' to reduce the total side yard combination to .67' (0.8' on the north and zero on the south) with neither yard less than 3.2' and to reduce the rear yard open space to 190 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

*Amended at hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rusty Dachniwskyj **CAL NO.:** 326-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 1353 N. Noble Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 4 dwelling unit building whose front yard shall be 2'-6" instead of 11.4', to reduce the rear yard to 19' instead of 28'-6" and to reduce the rear yard open space to 166 sq. ft. instead of 216 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

2005 001 21 A 11:11
 ZONING BOARD OF APPEALS
 R-006 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	1		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 September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 4 dwelling unit building whose front yard shall be 2'-6", to reduce the rear yard to 19' and to reduce the rear yard open space to 166 sq. ft.; 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: Rusty Dachniwskyj **CAL NO.:** 327-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 1354 N. Ada Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 4 dwelling unit building whose front yard shall be 6' instead of 9', west rear yard shall be 10' instead of 15' and to reduce the rear yard open space to 180 sq. ft. instead of 235 sq. ft.*

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 1356 CITY HALL
 SEPTEMBER 21 AM 11:41

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:

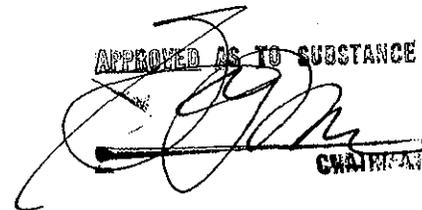
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 4 dwelling unit building whose front yard shall be 6', west rear yard shall be 10' and to reduce the rear yard open space to 180 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Patricia T. Bergeson

CAL NO.: 328-05-A

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1852 N. Fremont Street

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting an administrative adjustment which allowed an exception of a 1'-2" to the north yard and 3' to the south yard instead of a combined 4.8' side yard with neither yard less than 2' each in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit 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 OCT 21 AM 11:11
 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: The Hazelton, LLC

CAL NO.: 329-05-A

APPEARANCE FOR:

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 851 W. Montrose Avenue

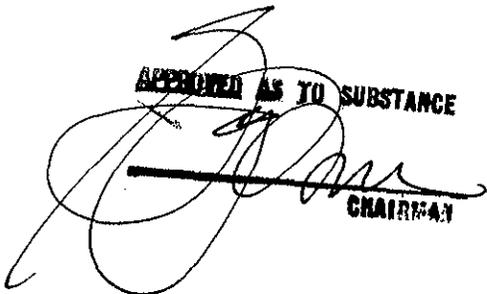
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion to 75 single resident occupancy units (instead of 69 units) with insufficient lot area and parking. The current code permits only 34 single residence occupancy units, a 1992 building permit states 69 single residence occupancy units plus one dwelling unit lawfully existed in an RM-5 Residential Multi-Unit 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 OCT 21 A 11:41
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: 1817 Paulina, LLC **CAL NO.:** 330-05-Z
APPEARANCE FOR: Bernard Citron **MAP NO.:** 5-H
APPEARANCES AGAINST: Brad Lane **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 1817 N. Paulina 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 2 1/2-story single family residence whose front yard shall be 8'-10" instead of 20', to reduce the rear yard to 20.34' instead of 35' and to reduce the total side yards to 4.5' (1' on the north and 3.5' on the south) with neither less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

2005 OCT 21
 ROOM 905 CITY HALL
 BOARD OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		X
X		
X		
X		

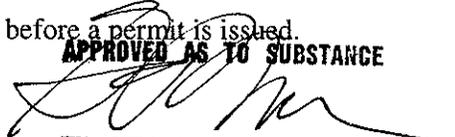
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 had previously been issued a permit to construct this single family residence. After the foundation was poured the applicant noticed that the foundation was poured incorrectly. The applicant stated that after consulting with the neighbors they decided that it would be better to build the house on the foundation that was poured than to remove the foundation and reposition it correctly. The neighbor at 1815 N. Paulina stated that he is objecting only to the proposed breezeway. He stated that the breezeway, if constructed as proposed would basically appear to be a 9 foot wall facing his property. The Board will grant the applicant's variance with the condition that the top of the parapet wall of the breezeway may be no higher than 8 feet in height. The applicant shall construct a 2 1/2-story single family residence whose front yard shall be 8'-10", to reduce the rear yard to 20.34' and to reduce the total side yards to 4.5' (1' on the north and 3.5' on the south) with neither 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


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

APPLICANT: Jeff Lowe **CAL NO.:** 331-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 1859 W. Wabansia 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 east side bay addition and addition above the garage to an existing 2-story single family residence whose south side yard shall be zero instead of 22.4', east side yard shall be zero instead of 4.84', the total combined yard of zero instead of 9.68* and to increase the floor area (545 sq. ft.) by an amount not to exceed 15% of the existing floor area.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

		2005 OCT 11 11:06 AM CITY HALL
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

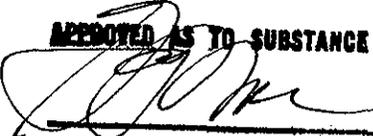
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 east side bay addition and addition above the garage to an existing 2-story single family residence whose south side yard shall be zero, east side yard shall be zero, the total combined yard of zero instead of 9.68* and to increase the floor area (545 sq. ft.) by an amount not to exceed 15% of the existing floor area.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Concorde Realty Group, LLC. **CAL NO.:** 332-05-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 14-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 5763 S. Wentworth Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the placement of two signs (off premise/advertising signs) totaling 624 sq. ft. on the side of the building. The signs are not permitted because under current code they are located within 250 feet of a residential district and also within 500 feet of a major expressway. There is no permit nor evidence given to the Zoning Administrator that the signs once were lawfully established in a C1-1 Neighborhood Commercial District.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 2005 OCT 21 AM 11:42

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:

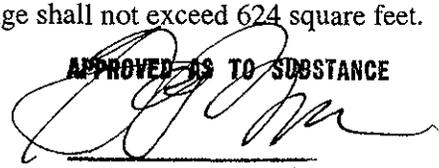
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The owner of the property purchased the building in December of 2003. At the time the west wall contained painted off premises advertising signage. The testimony presented shows that signs were painted on the building since the early 1950's and that the 1957 ordinance did not require a permit to place signage upon the wall. Testimony presented that a Brown's Chicken sign existed in the 1980's and other advertising signs existed up until the time the building was last purchased. The Board finds that off-premises advertising signage has existed since before the date of the 1957 ordinance. The Board will allow an off premise sign to exist only on the west wall of the building and further the total signange shall not exceed 624 square feet.

APPROVED AS TO SUBSTANCE



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

APPLICANT: Michael Clarke **CAL NO.:** 333-05-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 3986 S. Drexel Boulevard
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 8 dwelling unit building whose front yard shall be 2' instead of 15' and whose north side yard shall be 5' instead of 9.43'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

2005 OCT 21 AM 11:45
 ZONING BOARD OF APPEALS
 R-106 CITY HALL

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

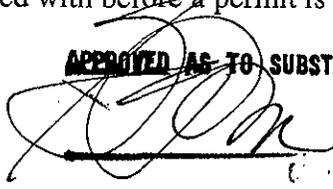
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 3-story 8 dwelling unit building whose front yard shall be 2' and whose north side 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


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

APPLICANT: Michael Clarke **CAL NO.:** 334-05-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 4010 S. Drexel Boulevard

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 6 dwelling unit* building whose front yard shall be zero instead of 13.42', to reduce the total combined side yards to 6.84' (3.42' on the north and 3.42' on the south) instead of 9.7' and to reduce the rear yard to 30' instead of 33.56'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

2005 OCT 21 AM 11:45
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	2		X
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

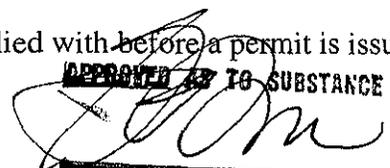
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 3-story 6 dwelling unit* building whose front yard shall be zero , to reduce the total combined side yards to 6.84' (3.42' on the north and 3.42' on the south) and to reduce the rear yard to 30'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED BY TO SUBSTANCE


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

APPLICANT: Christina Lopez **CAL NO.:** 335-05-Z

APPEARANCE FOR: Endy Zemenides **MAP NO.:** 1-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 2641-43 W. Superior Street September 16, 2005

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot, the property at 2641 W. Superior contains 2-dwelling units in an existing 2 ½-story unit building whose west side yard shall be .72' instead of 2' with a combined side yards of 3.59' instead of 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

2005 OCT 21 A 11:30
 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 September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 Board will allow the division of the improved zoning lot; the applicant shall establish a 2-dwelling units at 2641 W. Superior in an existing 2 ½-story building whose west side yard shall be .72' with a combined side yards of 3.59'; 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

[Handwritten Signature]

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

APPLICANT: Christina Lopez **CAL NO.:** 336-05-Z
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 1-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 2643 W. Superior 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 2-story 2 dwelling unit whose front yard shall be 10' instead of 15'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2005 OCT 21 AM 11:45

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

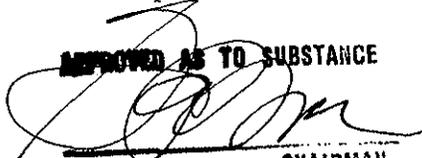
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 Board has allowed the division of the improved zoning lot in case 335-05-Z; the applicant shall construct a 2-story 2 dwelling unit building at 2643 W. Superior whose front yard shall be 10'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Anthony Zaskowski **CAL NO.:** 337-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 1923 W. Wabansia 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 3-story single family residence, whose front yard shall be 8'-1 3/4" instead of 9.68', to reduce the total combined side yards to 6'-4 3/4" (3' on the east and 3'- 4 3/4" on the west) instead of 9.68' and with neither side less than 3.87'.*

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS
 806 CITY HALL
 OCT 21 A 11:42

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 3-story single family residence, whose front yard shall be 8'-1 3/4" instead of 9.68', to reduce the total combined side yards to 6'-4 3/4" (3' on the east and 3'- 4 3/4" on the west) instead of 9.68' and with neither side less than 3.87'.* ;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

* Amended at Hearing

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

APPLICANT: Equinox Development Corporation **CAL NO.:** 338-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 16, 2005
PREMISES AFFECTED: 23 N. Bishop 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 6-story 18 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

2005 OCT 21 A 11:45
 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:

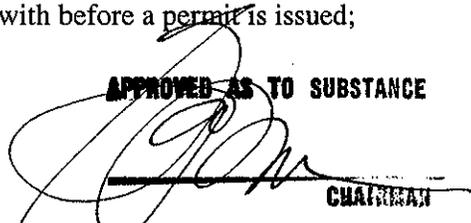
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2005; and

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 6-story 18 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

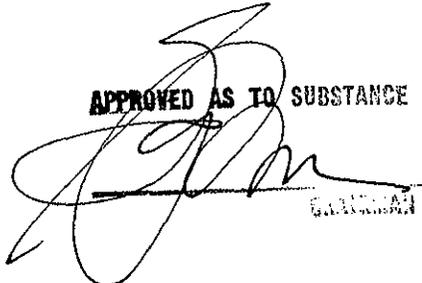
MINUTES OF MEETING:

September 16, 2005

CAL NO.: 338-05-S

BOARD OF APPEALS
R-805 CITY
SEP 21 2005

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

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: Equinox Development Corporation **CAL NO.:** 339-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 25 N. Bishop 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 6-story 18 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

BOARD OF APPEALS
 ROOM 905 CITY HALL
 SEP 21 11:42

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		

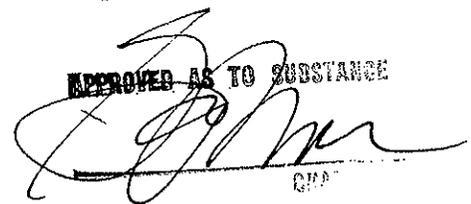
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 6-story 18 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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


APPROVED AS TO SUBSTANCE
 CHAIR

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

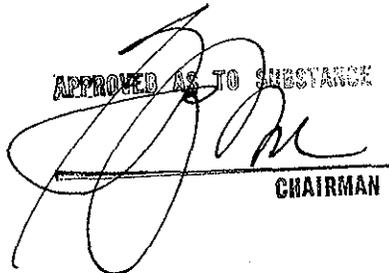
MINUTES OF MEETING:

September 16, 2005

CAL NO.: 339-05-S

BOARD OF APPEALS
R-806 CITY HALL
JUN 21 11:11 AM '05

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: William Pavelec

CAL NO.: 340-05-A

APPEARANCE FOR: James J. Banks

MAP NO.: 14-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1715 E. 55th Street, 1st Floor

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to permit a business license for a personal trainer and meditation service in a RM-6 Residential Multi-Unit District.

ACTION OF BOARD--

The **DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
X			
X			
X			
X			

DEPT. OF APPEALS
 R-808 CITY HALL
 SEP 21 AM 11:40

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005; and

WHEREAS, the district maps show that the premises is located in an RM-6 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 the building that he wishes to establish his business in has been a mixed use building for a number of years. From 1997 until 2002 there was an office for a livery company operating from this location. This business closed in 2002. The location was then used as a hair braiding shop. The hair braiding shop never acquired a business license and subsequently closed in 2004. The appellant stated that he now wishes to establish a personal trainer and meditation service at this location. The appellant stated his business would operate Monday - Saturday 9 am to 6 pm, with limited use on Sundays. The appellant also stated that his business could serve approximately 10-12 people at one time at this location. The Board will reverse the decision of the Zoning Administrator and will allow the appellant to establish and personal trainer/ meditation service at this location.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Sherri Castner

CAL NO.: 341-05-A

APPEARANCE FOR: James Stola

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 960 W. Montana Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the height of an accessory building (a flat roof garage) to be 18'-5" instead of 15' in a RM-5 Residential Multi-Unit District. The approved plans showed a garage height of 16'-4" which is not in compliance with section 17-9-0201E which allows only 15'.

RECEIVED
 BOARD OF APPEALS
 9-21-05
 11:42 AM
 CITY HALL

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

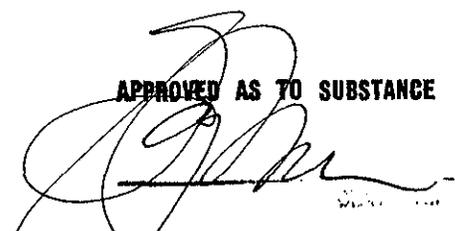
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005; and

WHEREAS, the district maps show that the premises is located in an RM-5 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 his permit states that his garage should measure 16'-4" in height and further, his contractor exceeded the height when the structure was completed. The Zoning Ordinance (§17-9-0201-E) allows an accessory structure to be only 15' in height. The Board does not have the authority to exceed this limit. The Board's decision is that the Zoning Administrator did not error in denying a permit to exceed the 15 foot height of an accessory building.

APPROVED AS TO SUBSTANCE



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

APPLICANT: Spa Zen, Inc.

CAL NO.: 343-05-S

APPEARANCE FOR: James J.Banks

MAP NO.: 12-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1380 E. 53rd 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 B1-3 Neighborhood Shopping District.

2005 OCT 21 11:45
 BOARD OF APPEALS
 R-906 CITY HALL

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

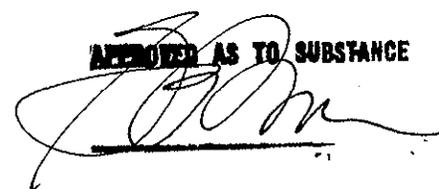
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2005; and

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



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

APPLICANT: Anna Niemiec

CAL NO.: 344-05-S

APPEARANCE FOR:

MAP NO.: 9-0

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 7712 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 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.

ZONING BOARD OF APPEALS
1000 N. LA SALLE ST
CITY HALL
SEP 21 AM 11:45

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

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE			X
GIGI McCABE-MIBLE	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: Alberto Ramos

CAL NO.: 345-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 14-K

APPEARANCES AGAINST: Luz Rivera, Jose A. Sheppard

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3248 W. North Avenue

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

THE RESOLUTION:

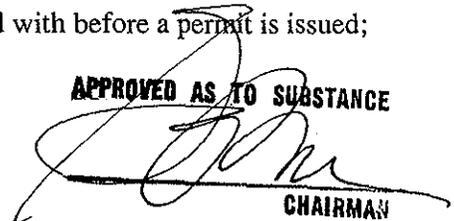
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2005; and

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 objectors are opposed to the use of this location as beauty salon because the operate a beauty salon next door to the premises affected, the applicant stated that their business would not affect the objector's business because all of the employee's at the applicant's shop will be bring an established clientele to the new shop and therefore would not be competition for the objectors business; 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: Girls and Boys Town of Chicago **CAL NO.:** 348-05-S
APPEARANCE FOR: John George **MAP NO.:** 10-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 16, 2005
PREMISES AFFECTED: 4538 S. Hermitage Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter residence for 16 young boys and girls in a proposed 4-story residential building in an RM-5 Residential Multi-Unit District.

BOARD OF APPEALS
 905 CITY HALL
 SEP 21 11:41 AM

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		

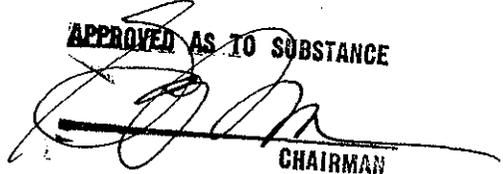
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 transitional shelter residence for 16 young boys and girls in a proposed 4-story residential building; 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 transitional residence provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated August 24, 2005 as prepared by Piekarz Associates P.C.

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: Girls and Boys Town of Chicago **CAL NO.:** 349-05-Z
APPEARANCE FOR: John George **MAP NO.:** 10-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 16, 2005
PREMISES AFFECTED: 4538 S. Hermitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story transitional shelter with basement and 2 car garage whose rear yard shall be 27' instead of 37.2' and to reduce the total side yard combination to 3' (1'-3" on the north and 1'-9" on the south) 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

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

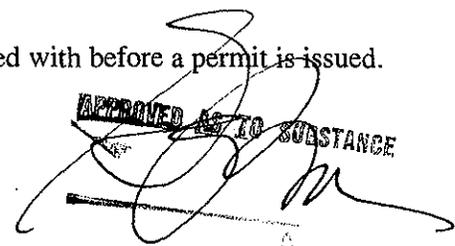
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 transitional shelter with basement and 2 car garage whose rear yard shall be 27' and to reduce the total side yard combination to 3' (1'-3" on the north and 1'-9" on the south) 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

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

APPLICANT: Karl Swan Norbert

CAL NO.: 350-05-A

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 1906 N. Burling Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to approve an administrative adjustment to reduce the front yard to 9' instead of 15' and north side yard of 1'-3" instead of 2.495' in order to build a 4-story single family residence. The review has be pursuant to the 1957 code and a building permit had been issued on 3/22/04 and has since expired (# 100039864) in an R4 General Residence/SD# 19 Sub-Area B District.

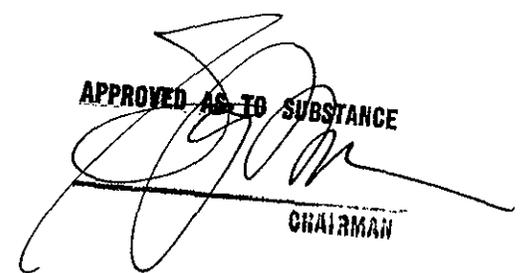
ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 18, 2005

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
SEP 21 11:11 AM

	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: Zoila Tapia **CAL NO.:** 351-05-S
APPEARANCE FOR: Same **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 4248 W. Armitage Avenue

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 SEP 21 AM 11:45

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		

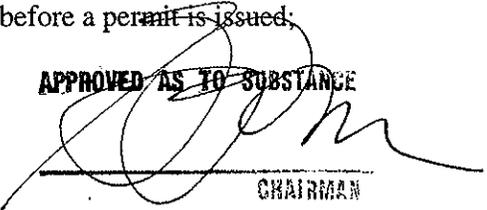
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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: Kreiter Acquisitions LLC **CAL NO.:** 352-05-Z
APPEARANCE FOR: John Fritchey **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 3917-19 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 2.5' instead of 15', north and south side yards shall be 1.7' each instead of 4' each, the combined total side yards shall be 3.4' instead of 10' and the north and south side yards at the rear parking spaces shall be zero instead of 4' to allow open parking in the side yards.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

2005 OCT 21
 BOARD OF APPEALS
 R-806 GRT

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

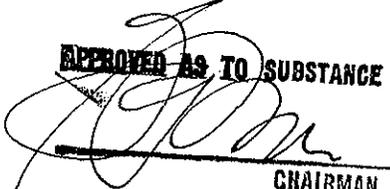
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 3-story 6 dwelling unit building whose front yard shall be 2.5', north and south side yards shall be 1.7' each, the combined total side yards shall be 3.4' and the north and south side yards at the rear parking spaces shall be zero to allow open parking in the side yards; 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: Kreiter Acquisitions LLC
APPEARANCE FOR: John Fritchey
APPEARANCES AGAINST: None
PREMISES AFFECTED: 3923-25 N. Kedzie Avenue

CAL NO.: 353-05-Z
MAP NO.: 9-I
MINUTES OF MEETING:
 September 16, 2005

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 6 dwelling unit building whose front yard shall be 2.5' instead of 15', north and south side yards shall be 1.7' each instead of 4' each, the combined total side yards shall be 3.4' instead of 10' and the north and south side yards at the rear parking spaces shall be zero instead of 4' to allow open parking in the side yards.

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:

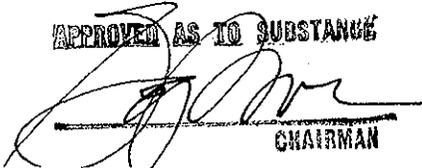
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2005; and

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 3-story 6 dwelling unit building whose front yard shall be 2.5', north and south side yards shall be 1.7' each, the combined total side yards shall be 3.4' and the north and south side yards at the rear parking spaces shall be zero to allow open parking in the side yards; 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: Kreiter Acquisitions LLC

CAL NO.: 354-05-Z

APPEARANCE FOR: John Fritchey

MAP NO.: 9-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 16, 2005

PREMISES AFFECTED: 3927-29 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 2.5' instead of 15', north and south side yards shall be 1.7' each instead of 4' each, the combined total side yards shall be 3.4' instead of 10' and the north and south side yards at the rear parking spaces shall be zero instead of 4' to allow open parking in the side yards.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

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

ROOM 905 CITY HALL
 SEP 21 4:11 PM
 BOARD OF APPEALS
 RM-506 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 3-story 6 dwelling unit building whose front yard shall be 2.5', north and south side yards shall be 1.7' each, the combined total side yards shall be 3.4' and the north and south side yards at the rear parking spaces shall be zero to allow open parking in the side yards; 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

A large, stylized handwritten signature is written over the 'APPROVED AS TO SUBSTANCE' stamp. The signature appears to be 'John Fritchey'.

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

APPLICANT: Kreiter Acquisitions LLC **CAL NO.:** 355-05-Z
APPEARANCE FOR: John Fritchey **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 16, 2005
PREMISES AFFECTED: 3933-35 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 2.5' instead of 15', north and south side yards shall be 1.7' each instead of 4' each, the combined total side yards shall be 3.4' instead of 10' and the north and south side yards at the rear parking spaces shall be zero instead of 4' to allow open parking in the side yards.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

SEP 21 AM 11:00
 BOARD OF APPEALS
 3933-35 N. KEDZIE AVE.

	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 September 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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; a proposed 3-story 6 dwelling unit building whose front yard shall be 2.5', north and south side yards shall be 1.7' each, the combined total side yards shall be 3.4' and the north and south side yards at the rear parking spaces shall be zero to allow open parking in the side yards; 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 **APPROVED AS TO SUBSTANCE**

[Handwritten Signature]
APPROVED AS TO SUBSTANCE
 [Stamp]