

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

**APPLICANT:** Henry's Sober Living House

**CAL NO.:** 265-05-S

**APPEARANCE FOR:**

**MAP NO.:** 18-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 7143 S. Harvard Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 15 to 20 people in an existing 2 ½-story residential building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

OFFICE OF THE CLERK  
R-905 CITY HALL  
OCT 21 11 18 AM '05

**APPROVED AS TO SUBSTANCE**

  
\_\_\_\_\_  
**CHAIRMAN**

*See February 17, 2006*

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

**APPLICANT:** Wendy's International, Inc.

**CAL NO.:** 268-05-S

**APPEARANCE FOR:**

**MAP NO.:** 13-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 5130 N. Cicero Avenue

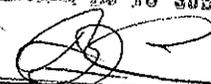
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive through in a B3-1 Community Shopping District.

**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WITHDRAWN ON MOTION OF THE APPLICANT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 PM 5:00  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

**APPROVED AS TO SUBSTANCE**  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** New West Homes, LLC **CAL NO.:** 271-05-Z  
**APPEARANCE FOR:** Bernard Citron **MAP NO.:** 2-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 2540 W. Harrison Street

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

**ACTION OF BOARD--  
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 August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 2 dwelling unit building whose front yard shall be 9.5' and to reduce the combined side yards to 2.5' (1'-3" on the east and 1'-3" on the west) with neither yard less than 2"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

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

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

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 48-52 W. 103rd Street

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

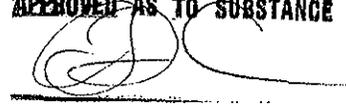
**ACTION OF BOARD--**  
CASE CONTINUED TO DECEMBER 16, 2005

**THE VOTE**

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

CHICAGO  
R-305. CITY HALL  
OCT 21 11 14 P 2005

**APPROVED AS TO SUBSTANCE**



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

**APPLICANT:** David Hinkamp **CAL NO.:** 278-05-S

**APPEARANCE FOR:** Jessica Boudreau **MAP NO.:** 11-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 4071 N. Broadway

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

**ACTION OF BOARD--  
APPLICATION APPROVED**

2005 OCT 21 11:00 AM  
 CITY HALL

**THE VOTE**

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

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an artist live work/area below the 2nd floor within an existing 1-story commercial building with a proposed curb cut and interior parking space; 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 he proposed ground-floor artist live/ work space.

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:** Alfredo and Maria Vasquez **CAL NO.:** 284-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** Eric Cohen **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 2043 W. Homer Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a rear 1-story and 2nd story addition to an existing 2 dwelling unit residence whose front yard shall be 8.27' instead of 16' and to reduce the total combined side yards to 4' instead of 5' (zero on the west and 4' on the east).

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

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

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that he is opposed to this project because it will block air and light to his property and also obstruct his view; the applicant will be permitted to construct a rear 1-story and 2nd story addition to an existing 2 dwelling unit residence whose front yard shall be 8.27' and to reduce the total combined side yards to 4' (zero on the west and 4' on the east); 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:** Jame Geier **CAL NO.:** 292-05- A

**APPEARANCE FOR:** Robert Fioretti **MAP NO.:** 11-G

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 1432 W. Berteau Avenue

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

**ACTION OF BOARD--  
UNDER ADVISEMENT**

RECEIVED  
 ZONING BOARD  
 OCT 21 2005  
 11:17 AM

**THE VOTE**

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

**THE RESOLUTION:**

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact:

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Jeff Dietrich

**CAL NO.:** 295-05-S

**APPEARANCE FOR:**

**MAP NO.:** 5-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 3201-15 W. Fullerton Avenue

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

**ACTION OF BOARD--**  
CASE CONTINUED TO JANUARY 20, 2006

**THE VOTE**

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

RECEIVED  
 OCT 24 2005  
 ZONING BOARD OF APPEALS  
 CITY OF CHICAGO

**APPROVED AS TO SUBSTANCE**  
  
 OCT 24 2005

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

**APPLICANT:** New West Homes, LLC **CAL NO.:** 296-05-Z  
**APPEARANCE FOR:** Bernard Citron **MAP NO.:** 2-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 2221 W. Monroe Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 2 dwelling building whose front yard shall be 9.5' instead of 15' and to reduce the combined side yards to 1.4' (0.7' on the east and 0.7' on the west) instead of 4.58' with neither side yard less than 2'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

2005 OCT 21 11:00 AM  
 C. M. H.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 2 dwelling building whose front yard shall be 9.5' and to reduce the combined side yards to 1.4' (0.7' on the east and 0.7' on the west) with neither side 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 AND TO SUBSTANCE  


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

**APPLICANT:** Scott Szykowny

**CAL NO.:** 303-05-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 5-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 1960 N. Dayton Street

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

**ACTION OF BOARD--**  
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 August 19, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a breezeway and a rear addition to an existing single family residence whose rear yard shall be 21'; 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: Lincoln Park Presbyterian Church

CAL NO.: 309-05-S

APPEARANCE FOR:

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 600-08 W. Fullerton Parkway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an overnight transitional shelter for men and women within an existing church building in an RM-5 Residential Multi-Unit District.

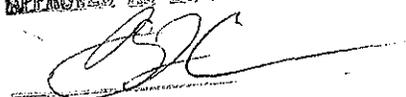
**ACTION OF BOARD--**

CASE CONTINUED TO 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



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

**APPLICANT:** Rose P. McKenzie

**CAL NO.:** 320-05-S

**APPEARANCE FOR:** William Hennessy

**MAP NO.:** 3-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
October 21, 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--  
APPLICATION APPROVED**

**THE VOTE**

RECEIVED  
 OCT 21 2005  
 ZONING BOARD OF APPEALS  
 CITY OF CHICAGO

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 17-13-0107B 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:** Veronique Biogne **CAL NO.:** 356-05-S

**APPEARANCE FOR:** Same **MAP NO.:** 14-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 5525 S. Ashland Avenue

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

BOARD OF APPEALS  
R-906 CITY HALL  
OCT. 21 14 P 12

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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:** Cheryl Gist-Williams **CAL NO.:** 357-05-S  
**APPEARANCE FOR:** Paul Bennett **MAP NO.:** 20-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 1523 W. 79th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of 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--  
 APPLICATION APPROVED**

BOARD OF APPEALS  
 2-906 CITY HALL  
 OCT 21 11 P 12

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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:** Broadway - Leland, LLC

**CAL NO.:** 358-05-S

**APPEARANCE FOR:**

**MAP NO.:** 11-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 4660-68 N. Broadway/1137-39 W. Leland Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in C1-5 Neighborhood Commercial District, a conversion to allow 2 additional residential dwelling units to be located below the 2nd floor within an existing 10 dwelling unit and commercial space building.

**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		

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

BOARD OF APPEALS  
 R-906 CITY HALL  
 700 N. 14 P 12:52

APPROVED AS TO SUBSTANCE

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Projector Foster, LLC **CAL NO.:** 359-05-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 19-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 7555 N. Western Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive through facility in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

OFFICE OF THE CLERK  
 CITY OF CHICAGO  
 111 N. LA SALLE ST.  
 CHICAGO, IL 60602

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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 bank with drive through facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated July 21, 2005 as prepared by Myefski Cook Architects, Inc and provided the final landscape plan is approved by the Department of Planning and Development.

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHIEF CLERK

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

**APPLICANT:** Jose Jorge Cruz **CAL NO.:** 360-05-S  
**APPEARANCE FOR:** James J. Banks/ Fred Augstin **MAP NO.:** 14-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 6036 S. Pulaski Road

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

RECEIVED  
 ZONING BOARD  
 OCT 21 2005

**THE VOTE**

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

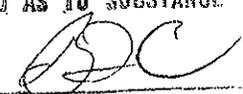
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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:** Marquette Bank **CAL NO.:** 361-05-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 12-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 5400 S. Kedzie 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 3,152 sq. ft. addition to the overall land area of a parcel containing a existing bank with drive through facility in a B3-1 Community Shopping District. The drive through was approved by the Board in case # 490-02-S.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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 3,152 sq. ft. addition to the overall land area of a parcel containing a existing bank with drive through facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 OCT 21 11 12 AM '05

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

APPLICANT: 744-48 W. Fullerton LLC

CAL NO.: 362-05-Z

APPEARANCE FOR:

MAP NO.: 4-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 744-48 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, a proposed 5-story 16 dwelling unit and commercial building without the one 10' x 25' required loading berth.

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		

BOARD OF APPEALS  
R-806 CITY HALL  
NOV 14 12:59

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Byron Development, LLC **CAL NO.:** 363-05-S

**APPEARANCE FOR:** John George **MAP NO.:** 9-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 3855-59 N. Ashland Avenue/1521-33 W. Byron Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 6 townhouse building with residential use below the 2nd floor in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

CITY OF CHICAGO  
 R-806 CITY  
 10/21/05 11:41 AM

**THE VOTE**

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

**THE RESOLUTION:**

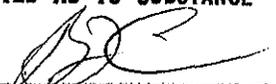
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2005; and

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 6 townhouse 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 ground- floor dwelling units

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

**APPROVED AS TO SUBSTANCE**



ZONING MANAGER

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

**APPLICANT:** Byron Development, LLC **CAL NO.:** 364-05-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 3855-59 N. Ashland Avenue/1521-33 W. Byron Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 4-story 6 townhouse building whose north front wall facing a public street shall be 3' instead of 12', whose west end wall, facing a public street on a corner lot, shall be 3' instead of 5', whose south rear wall facing a side property line, shall be zero instead of 12' and to allow the required private yards of 200 sq. ft. per unit to be located on the roof decks.

**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		

BOARD OF APPEALS  
 806 CITY HALL  
 NOV 14 P 12:53

**THE RESOLUTION:**

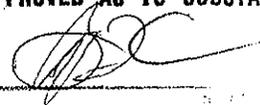
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2005; and

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 6 townhouse building whose north front wall facing a public street shall be 3', whose west end wall, facing a public street on a corner lot, shall be 3', whose south rear wall facing a side property line, shall be zero and to allow the required private yards of 200 sq. ft. per unit to be located on the roof decks; 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:** Yoaniz A. Chavarria **CAL NO.:** 365-05-S  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 19-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 2700 W. Touhy 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 (hair and nail care) within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 OCT 21 11 02 AM '05

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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 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:** Austin Bank of Chicago **CAL NO.:** 366-05-S  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 2-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 1301 W. Taylor Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of the lot area of an existing bank with a drive through facility in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 OCT 21 10 12:52

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will be permitted to expand the lot area of an existing bank; 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 lot area expansion provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

**APPROVED AS TO SUBSTANCE**

*BJC*

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

**APPLICANT:** Congregation Shaarei Tzedek & Chicago Torah Network **CAL NO.:** 367-05-Z

**APPEARANCE FOR:** Gary Wigoda **MAP NO.:** 19-1

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** October 21, 2005

**PREMISES AFFECTED:** 2832 W. Touhy Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a R 4 General Residence District, a 1-story addition to an existing religious facility whose front yard shall be zero instead of 14.91' and whose rear yard shall be zero instead of 37.27'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 Oct 21 14 P 12:55

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 1-story addition to an existing religious facility whose front yard shall be zero and whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Bogdan Szafranec **CAL NO.:** 368-05-Z

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 1800-10 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 7 dwelling unit building whose rear yard at the first residential level shall be 15' instead of 30'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-806, CITY HALL  
 OCT 21 12:55

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 7 dwelling unit building whose rear yard at the first residential level shall be 15'; 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  
  
 \_\_\_\_\_  
 CHAIR

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

APPLICANT: Charles Miller

CAL NO.: 369-05-S

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 931 N. Pulaski Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a B3-1 Community Neighborhood District, to serve a club located at 939 N. Pulaski Road.

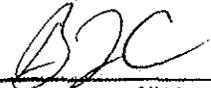
ACTION OF BOARD--  
CASE CONTINUED TO DECEMBER 16, 2005

THE VOTE

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

RECEIVED  
CITY OF CHICAGO  
R-308 CITY HALL  
OCT 21 14 9 25

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Issak Sughayar **CAL NO.:** 370-05-S  
**APPEARANCE FOR:** Michael Lavelle **MAP NO.:** 10-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 4240-58 S. Wentworth Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed gasoline service station in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 OCT 21 14 P 12:57

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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a gasoline service station; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gas station provided it is constructed consistent with the layout represented on the site plan prepared by A.B. Architecture, Inc. and dated October 4, 2005 and provided the applicant complies with the requirements of Section 17.9.0116 of the Chicago Zoning Ordinance regarding strip mall development.

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

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** Inter-Track Partners, LLC **CAL NO.:** 371-05-S  
**APPEARANCE FOR:** John George **MAP NO.:** 1-F  
**APPEARANCES AGAINST:** Kat Taylor Norby **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 540 N. LaSalle 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 inter-track wagering facility in a DX-7 Downtown Mixed-Use District.

**ACTION OF BOARD--**  
**APPLICATION APPROVED**

CLERK OF APPEALS  
 R-808 CITY HALL  
 OCT 21 11 02 AM '05

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to establish an inter-track wagering facility at the above mentioned location. The applicant stated that in addition to wagering, the facility will offer a full service dining facility as well as a bar. The objector stated that she was concerned about the type of clientele that the facility would attract. The objector stated that now that she has seen the proposed plan for the facility, she was more at ease with the facility being established at the site. The applicant stated that they would continue to work with community groups and the Alderman's office to keep a line of communication open between themselves and their neighbors; the applicant shall establish an inter-track wagering facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Eastside Dental Care, Inc.

**CAL NO.:** 372-05-S

**APPEARANCE FOR:**

**MAP NO.:** 26-A

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 3921 E. 106th Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial/RS-3 Residential Single-Unit Districts, the establishment of an off-site parking lot for private passenger automobiles for a dental office located at 10601 S. Avenue "E".

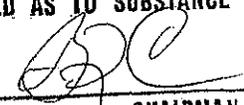
**ACTION OF BOARD--**  
CASE CONTINUED TO JANUARY 20, 2006

**THE VOTE**

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

BOARD OF APPEALS  
 R-805 CITY HALL  
 NOV 14 P 12:53

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Donna Kruef

**CAL NO.:** 373-05-S

**APPEARANCE FOR:**

**MAP NO.:** 4-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 1853-55 S. Harding Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 15 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a 13 dwelling unit residential building located at 3934-44 W. 19th Street.

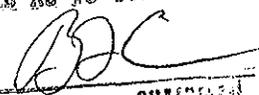
**ACTION OF BOARD--**  
CASE CONTINUED TO DECEMBER 16, 2005

**THE VOTE**

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

BOARD OF APPEALS  
R-806 CITY HALL  
NOV 14 P 12:53

APPROVED AS TO SUBSTANCE

  
BRIAN L. CROWE

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

APPLICANT: MidAmerica Bank, FSB

CAL NO.: 374-05-S

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 3211 N. Avers Avenue/3814 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 an accessory off site parking lot for 49 private passenger automobiles, in a C1-2 Neighborhood Commercial/RS-3 Residential Single-Unit Districts, to serve the bank located at 3844 W. Belmont Avenue.

ACTION OF BOARD--  
CASE CONTINUED TO JANUARY 20, 2006

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-805 CITY HALL  
OCT 21 14 P 12:53

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: MidAmerica Bank, FSB

CAL NO.: 375-05-Z

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 3211 N. Avers Avenue/3814 W. Belmont Avenue

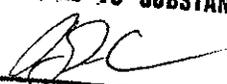
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial/RS-3 Residential Single-Unit Districts, the establishment of an off-site parking lot for 49 private passenger automobiles whose front yard shall be 7' instead of 20' to serve a bank located at 3844 W. Belmont.

ACTION OF BOARD--  
CASE CONTINUED TO JANUARY 20, 2006

THE VOTE

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

JANUARY 14 P 12:57  
BOARD OF APPEALS  
R-805 CITY HALL

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Landrosh Development, LLC **CAL NO.:** 376-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 2103 W. Wilson 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 accessory building (garage) on a reverse corner lot, to permit an accessory building to be located .67' (8 inches) from the rear lot line instead of 5' on reverse corner lot. \*

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 4-805 CITY HALL  
 OCT 21 11 12 52

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 an accessory building on a reverse corner lot which will be located .67' (8 inches) from the rear lot 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: Miguel Silva

CAL NO.: 377-05-S

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 1613 W. Julian Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a grocery store located at 1436 N. Ashland Avenue.

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

RECEIVED  
BOARD OF APPEALS  
7-8-05 CITY HALL  
OCT 21 7 14 P 12 57

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Miguel Silva

CAL NO.: 378-05-Z

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
October 21, 2005

PREMISES AFFECTED: 1613 W. Julian Street

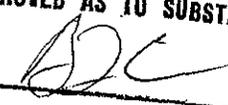
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site parking lot for private passenger automobiles whose front yard shall be zero instead of 20' and whose rear yard shall be zero instead of 24' to serve a grocery store located at 1436 N. Ashland Avenue.

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

THE VOTE

OFFICE OF APPEALS  
R-805 CITY HALL  
OCT 21 14 P 12:53

	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:** Patricia A. Harty **CAL NO.:** 379-05-Z

**APPEARANCE FOR:** Same **MAP NO.:** 26-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 10831 S. Talman Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed covered front porch whose front yard shall be 15.6' instead of 20' to an existing single family residence.

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 covered front porch whose front yard shall be 15.6'; 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**  
*[Signature]*

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

**APPLICANT:** Dharmesh Purohit **CAL NO.:** 380-05-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-M

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 6200- 16 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 fast food restaurant with drive through facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 OCT 24 12:53

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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 fast food restaurant with a drive through facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

\* Amended at Hearings

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Andres Reyes **CAL NO.:** 382-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 12-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 4823 S. Ada Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing single family residence, whose north side yard shall be zero instead of 2' for a total side yard combination of 3.2' instead of 4.8'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
CITY HALL  
OCT 21 11 14 P 2005

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

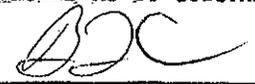
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story rear addition to an existing single family residence, whose north side yard shall be zero for a total side yard combination of 3.2'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



CHAIRMAN

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

**APPLICANT:** Real Angels d/b/a One Eighteen Nail Studio **CAL NO.:** 383-05-S

**APPEARANCE FOR:** James J. Banks / Fred Augstin **MAP NO.:** 12-E

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 118 E. 51st Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-3 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

RECEIVED  
 ZONING BOARD  
 OCT 24 2005  
 11:05 AM

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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):

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:** 2208 West Lawrence, LLC **CAL NO.:** 384-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 47  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 2208-16 W. Lawrence Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 4-story 24 dwelling unit building whose rear yard set back shall be zero instead of 30'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

RECEIVED  
 ZONING BOARD OF APPEALS  
 CITY OF CHICAGO  
 OCT 21 2005  
 12:50

**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:**

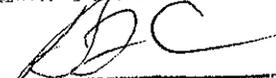
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2005; and

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 24 dwelling unit building whose rear yard set back shall be zero; the new building will also contain two CPAN units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**MINUTES OF MEETING:**

October 21, 2005

**CAL NO.:** 384-05-Z

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

RECEIVED  
ZONING BOARD OF APPEALS  
CITY OF CHICAGO  
OCT 21 2005

APPROVED AS TO SUBSTANCE

  
\_\_\_\_\_  
SECRETARY

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

**APPLICANT:** 123 Sangamon, LLC **CAL NO.:** 385-05-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 123 N. Sangamon 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 7-story 45 dwelling unit existing building with residential use below the 2nd floor in a DX-3 Downtown Mixed-Use District.

**ACTION OF BOARD--**  
**APPLICATION APPROVED**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

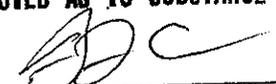
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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 7-story 45 dwelling unit existing building with residential use below the 2nd floor; the building shall contain 45 units, 2 of which shall be designated CPAN units; 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 residential conversion with ground floor residential use.

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

**APPROVED AS TO SUBSTANCE**  
  
 \_\_\_\_\_  
**CHAIRMAN**

**MINUTES OF MEETING:**

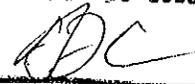
October 21, 2005

**CAL NO.:** 385-05-S

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

BOARD OF APPEALS  
CITY OF CHICAGO  
114 P 12 53

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** 123 Sangamon, LLC **CAL NO.:** 386-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 123 N. Sangamon Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-3 Downtown Mixed-Use District, a 45 dwelling unit building within an existing 7-story building whose minimum lot area shall be reduced from 18,00 sq. ft. to 17,490 sq. ft. which is 388 sq. ft. per unit instead of 400 sq. ft. per unit and to reduce the rear set back to zero instead of 30'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 114 P 12:53

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

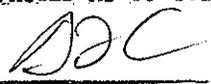
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 45 dwelling unit building within an existing 7-story building whose minimum lot area shall be reduced from 18,00 sq. ft. to 17,490 sq. ft. which is 388 sq. ft. per unit and to reduce the rear set back to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**MINUTES OF MEETING:**

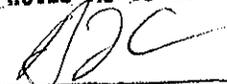
October 21, 2005

**CAL NO.:** 386-05-Z

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

RECORDED  
INDEXED  
OCT 24 2005  
CITY OF CHICAGO

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Jozef Rozowicz **CAL NO.:** 387-05-Z  
**APPEARANCE FOR:** Michael Lavelle **MAP NO.:** 9-0  
**APPEARANCES AGAINST:** Jacek Pron **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 3726 N. Ottawa Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2 story addition to the rear of an existing single family residence whose rear yard shall be zero instead of 48', to reduce the combined side yards from 9', with neither yard less than 4' to 4' (3.35' on the north and .87' on the south) and to reduce rear yard open space to zero sq. ft. instead of 400 sq. ft..

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

RECEIVED  
 ZONING BOARD OF APPEALS  
 OCT 21 11 19 25 AM '05

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

**THE RESOLUTION:**

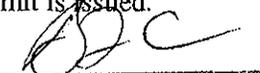
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2005; and

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 objector in this case stated that the applicant parks his vehicles to close to his house; the applicant has entered into a covenant stating that the garage may only be used for parking for private passenger vehicle and that no business may operate from the garage furthermore, this property shall remain a single family home; the applicant shall construct a 2 story addition to the rear of an existing single family residence whose rear yard shall be zero; to reduce the combined side yards from 9', with neither yard less than 4' to 4' (3.35' on the north and .87' on the south) and to reduce rear yard open space to zero 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**



CHAIRMAN

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

**APPLICANT:** Henry's Sober Living House

**CAL NO.:** 388-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 16-D

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 6634 S. Drexel 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 Transition Residence for 12 residents in an existing 2-story frame residential building.

**ACTION OF BOARD--**

CASE CONTINUED TO JANUARY 20, 2006

**THE VOTE**

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

OFFICE OF APPEALS  
R-806 CITY HALL

JUN 14 P 12:51

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Michael A. Lowe **CAL NO.:** 389-05-A  
**APPEARANCE FOR:** Same **MAP NO.:** 22-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 445 E. 87th Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a commercial use (law office) to be established in a RS-3 Residential Single-Unit (Detached House) District. There is no current business license at this location. There is a dwelling unit at the rear of this building.

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

**THE VOTE**

RECEIVED  
 OCT 21 2005  
 CITY HALL

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

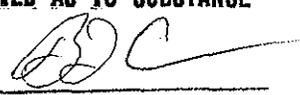
**THE RESOLUTION:**

WHEREAS, 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 October 21, 2005; and

WHEREAS, the district maps show that the premises is located in an RS-3 residential Single- Unit (detached House) 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 presented testimony and documentation to the effect that there had previously been a commercial use at this location. The appellant also provided documentation that as far back as 1924, premises had been listed as residential use in the rear and commercial use in the front of the building. The appellant will be permitted to establish a law office at this location.

**APPROVED AS TO SUBSTANCE**  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Fern Trevino **CAL NO.:** 390-05-Z  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005  
**PREMISES AFFECTED:** 2041 N. Dayton 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 addition to each floor totaling 132 sq. ft. which shall increase the existing floor area by an amount not to exceed 15% of the floor area that existed 50 years prior to the passage of this ordinance and to reduce the total side yard combination to 3' (zero on the north and 3' on and south) instead of the required 5' with neither yard less than 2' each.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

RECEIVED  
 ZONING BOARD  
 CITY HALL  
 OCT 21 11 12 AM '05

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 addition to each floor totaling 132 sq. ft. which shall increase the existing floor area by an amount not to exceed 15% of the floor area that existed 50 years prior to the passage of this ordinance and to reduce the total side yard combination to 3' (zero on the north and 3' on and south) instead of the required 5' with neither yard less than 2' each. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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:** Joyce M. Mangelsdorf **CAL NO.:** 391-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 2316 W. Dickens 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 3rd floor addition to an existing 3-story single family residence whose combined side yards shall be 4.7' instead of 4.83' (7 3/4" on the west and 3'-11 1/4" on the east) with neither less than 2'.

**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		

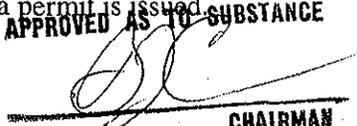
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 3rd floor addition to an existing 3-story single family residence whose combined side yards shall be 4.7' (7 3/4" on the west and 3'-11 1/4" on the east) 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  
  
 CHAIRMAN

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

**APPLICANT:** Karen J. Hellams **CAL NO.:** 392-05-A

**APPEARANCE FOR:** Same **MAP NO.:** 1-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 327 N. Cicero Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a candy store in a PMD-9 Planned Manufacturing District which does not permit retail sales in this district.

**ACTION OF BOARD--**

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

**THE VOTE**

CITY OF CHICAGO  
 ZONING BOARD OF APPEALS  
 1149 S. WABASH  
 CHICAGO, IL 60605

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 October 21, 2005; and

WHEREAS, the district maps show that the premises is located in an PMD-9 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 presented testimony that in the past there has always been a commercial use at these premises. The appellant stated that in the past there has been a television repair shop, a record store at this location. The appellant is currently operating from this location. The appellant will be allowed to lawfully establish her business at this location..

**APPROVED AS TO SUBSTANCE**

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

**APPLICANT:** 1444 N. Astor Street  
Condominium Association **CAL NO.:** 393-05-Z

**APPEARANCE FOR:** William Hennessey **MAP NO.:** 3-E

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 1444 N. Astor Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed privacy masonry wall attached to a garage (11'-7" x 10'-6") at the south side shall be zero instead of 33'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-906 CITY HALL  
 OCT 21 11 06 AM

**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:**

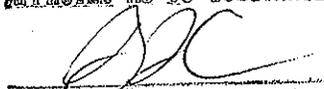
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2005; and

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 privacy masonry wall attached to a garage (11'-7" x 10'-6") at the south side shall be zero; the wall shall be at the alley and the rear of the property; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Kimon Gabrielantos **CAL NO.:** 394-05-A

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 1717-21 N. Ashland Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment (change of copy) of two 12' x 20' sign boards with business identification in a M1-2 Limited Manufacturing/Business Park District.

**ACTION OF BOARD--**

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

**THE VOTE**

OFFICE OF THE CLERK  
 CITY HALL  
 OCT 21 12:51

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 October 21, 2005; and

WHEREAS, the district maps show that the premises is located in an M1-2 Limited Manufacturing/ Business Park District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant erected the dual signage board with a permit. Over time the on site advertising was ceased. The Board finds the two 12 x 20 sign boards shall be allowed to contain on site business identification.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 5315 Ravenswood Inc. **CAL NO.:** 395-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 5315-17 N. Ravenswood 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 1 & 3-story addition to an existing 3-story building (7 dwelling units and with commercial use) whose rear yard set back shall be 1.96' instead of 30' the same case was heard on November 21, 2003 (#434-03-Z) and has since expired.

**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		

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 CITY OF CHICAGO  
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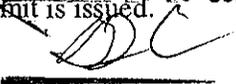
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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; this case was originally heard in 2003 ( 434-03-Z); the variation was granted at that time. The applicant however was not able to complete the project. The the applicant shall construct a 1 & 3-story addition to an existing 3-story building (7 dwelling units and with commercial use) whose rear yard set back shall be 1.96'; 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:** Laura Boton , LLC\* **CAL NO.:** 396-05-S

**APPEARANCE FOR:** James J. Banks/ Fred Augstin **MAP NO.:** 13-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 5057 N. Clark Street, 1N \*

**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

BOARD OF APPEALS  
 CITY OF CHICAGO  
 OCT 24 11 14 P 12 55

**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:**

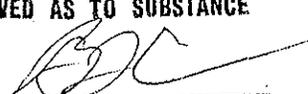
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2005; and

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;

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Stan Properties, LLC **CAL NO.:** 397-05-S

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 3245-47 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 9 private passenger automobiles, in a C1-2 Neighborhood Commercial District, to serve a cultural center/meeting hall located at 2408 N. Kedzie.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 OCT 21 14 P 12:51

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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 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 n off site accessory parking lot for 9 private passenger automobiles, to serve a cultural center/meeting hall located at 2408 N. Kedzie; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Bluestone Properties LLC **CAL NO.:** 398-05-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 October 21, 2005  
**PREMISES AFFECTED:** 1213 W. Henderson Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a 2-story single family residence whose front yard shall be 7.5' instead of 20', to reduce the total side yard combination of 7.91' (3.7' on the west and 4.21 on the east) instead of 15.75", with neither yard less than 6.3'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 ROOM 905, CITY HALL  
 OCT 21 14 P 12:55

**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 October 21, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 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 single family residence whose front yard shall be 7.5', to reduce the total side yard combination of 7.91' (3.7' on the west and 4.21 on the east), with neither yard less than 6.3'; 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**  
  
 BRIAN L. CROWE

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

**APPLICANT:** St. Paul United Church of Christ

**CAL NO.:** 399-05-S

**APPEARANCE FOR:**

**MAP NO.:** 5-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
October 21, 2005

**PREMISES AFFECTED:** 2335 N. Orchard Street

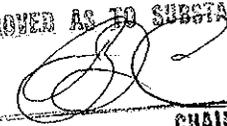
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter in an RS-5 Residential Single-Unit (Detached House). This case is consolidated and shall be heard with (600 W. Fullerton) Case #309-05-S.

**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		

ROOM 905  
R-806 CITY HALL  
OCT 21 14 P 12:59

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN