

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

APPLICANT: Jose A. Chavez **CAL NO.:** 125-06-Z
APPEARANCE FOR: Same **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 1743 W. Crystal Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence whose front yard shall be 5.5' instead of 16', whose combined side yards shall be 3.05' (zero on the west and 3.05' on the east) instead of 4.8' with neither yard less than 2'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 2nd floor addition to an existing single family residence whose front yard shall be 5.5' instead of 16', whose combined side yards shall be 3.05' (zero on the west and 3.05' on the east) instead of 4.8' 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: LLS Builders LLC

CAL NO.: 126-06-Z

APPEARANCE FOR:

MAP NO.: 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 7441 N. Rogers Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 6' instead of 15', the west yard shall be 2' instead of 4.65' and to waive the rear yard open space of 436 sq. ft. to zero.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 16, 2006

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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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MJK Developers, Inc.* **CAL NO.:** 127-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 2150 W. North Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in an existing association house plus an addition of 838 sq. ft. at the 3rd floor. There will be 12 dwelling units and 12 parking space in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 dwelling units below the 2nd floor in an existing association house plus an addition of 838 sq. ft. at the 3rd floor. There will be 12 dwelling units and 12 parking spaces; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

MINUTES OF MEETING:

April 21, 2006

CAL NO.: **127-06-S

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

**** Scrivener Error**

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

APPLICANT: Segun Tinubu **CAL NO.:** 128-06-Z
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 1533 S. Kildare 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 front porch whose front yard shall be 6.64' instead of 15' and whose north side yard shall be .9' instead of 2'.

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**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 front porch whose front yard shall be 6.64' and whose north side yard shall be .9'; 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: Ramiro Ibarra

CAL NO.: 129-06-Z

APPEARANCE FOR:

MAP NO.: 12-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 5256 S. Albany 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, an existing front portico/canopy whose front yard shall be zero instead of 20. Section 17-2-0402-B states individual garages are accessed directly from a public street, garages doors, and all required off-space parking spaces must be set back at least 20 feet from the front property line.

ACTION OF BOARD--
CASE CONTINUED TO JULY 21, 2006

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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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Gerry Flannery **CAL NO.:** 130-06-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 20-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 3521 W. Columbus Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose rear yard shall be 1'-7" instead of 12' and the end wall facing a property line shall be 1'-1 3/8" instead of 3'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

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

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THE RESOLUTION:

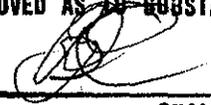
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

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 5 dwelling unit townhouse building whose rear yard shall be 1'-7" and the end wall facing a property line shall be 1'-1 3/8"; 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: Gerry Flannery **CAL NO.:** 131-06-Z

APPEARANCE FOR: Kate Duncan **MAP NO.:** 20-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 3517 W. Columbus Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose rear yard shall be 1'-7" instead of 12' and the end wall facing a property line shall be 1'--1 3/8" instead of 3'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

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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 April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 5 dwelling unit townhouse building whose rear yard shall be 1'-7" and the end wall facing a property line shall be 1'--1 3/8"; 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: 3252 Wilton LLC **CAL NO.:** 132-06-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-F
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 3252 N. Wilton Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Community Shopping District, a proposed 5-story 14 dwelling unit building whose front yard shall be 3'-4" instead of 7'-6", to reduce the rear yard to 2' instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

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

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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 April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 against the granting of the front yard setback. He stated that if the Board grants this variation he feels it may set a bad precedent for developers that follow to request the same relief; the Board finds the applicant reductions are not un reasonable in light of the size of the lot. This lot must be considered substandard in its length of 70.50'; the applicant will be permitted to construct a 5-story 14 dwelling unit building whose front yard shall be 3'-4", to reduce the rear yard to 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 **APPROVED AS TO SUBSTANCE**

[Signature]

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

MINUTES OF MEETING:

April 21, 2006

CAL NO.: 132-06-Z

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

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

APPLICANT: LuAnn Mannino **CAL NO.:** 133-06-A
APPEARANCE FOR: Marcus Nunez/ Michael Matteucci **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 1348 W. Concord Place

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the retail sales of imported furniture. The items are not manufactured nor produced on site. The sales area may not be more than 3,000 sq. ft. Accessory sales of goods produced on site shall not exceed 2% of the gross floor area. The retail and wholesale sales is the principal business (section 17-6-0403) in PMD #2 Planned Manufacturing District.

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

THE VOTE

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

2006 MAY 23
 BOARD OF APPEALS
 R-806 CITY HALL

APPROVAL	AFFIRMATIVE	NEGATIVE	ABSENT
	X		
	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 April 21, 2006; and

WHEREAS, the district maps show that the premises is located in an PMD #2 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 purchases furniture from outside of the United States. When the product is received it is uncrated, cleaned or polished and re-assembled for sale. A portion of the product is re-packaged and shipped wholesale. There is a display and sale area in excess of 3,000 square feet. The parcel is in Planned Manufacturing District No. 4. The Board will permit a limited amount of retail use of furniture on the first floor. The retail sales area shall not exceed more that 3,000 square feet.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Avi Ron **CAL NO.:** 134-06-Z

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 7-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 2036 W. Barry Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2 ½-story single family residence whose combined side yards shall be 4'-4" (3' on the west and 1'-4" on the east) instead of 5.4'.

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 R-806 CITY HALL

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 ½-story single family residence whose combined side yards shall be 4'-4" (3' on the west and 1'-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



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

APPLICANT: Leonard DiCristoFano **CAL NO.:** 135-06-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 17-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 6487-6501 W. Northwest Highway
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a 4-story 24 dwelling unit building whose rear yard shall be 32' instead of 42'-9", reduce the total side yards combination to 24'-6" (19'-6" on the north and 5' on the south) instead of the required 36' with no yard less than 5' each.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 24 dwelling unit building whose rear yard shall be 32' and will be permitted to reduce the total side yards combination to 24'-6" (19'-6" on the north and 5' on the south); 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
to Sign ed 5/23*

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

MINUTES OF MEETING:

April 21, 2006

CAL NO.: 135-06-Z

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

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

APPLICANT: Cantrell Streeter

CAL NO.: 136-06-S

APPEARANCE FOR:

MAP NO.: 20-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 211 ½ E. 79th Street

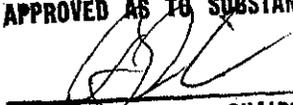
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

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		

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ZONING BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Christian Fellowship Flock South **CAL NO.:** 137-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 26-A
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 10724 S. Ewing 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 religious facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2006 MAY 23 P 3:
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

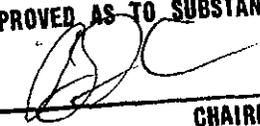
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 be permitted to establish a religious facility the Board recognizes that the church has been in operation at this location for several years; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Planning and Development recommends approval of the proposed church. The Department notes that the church has been in existence for seven years 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: Amrit Patel **CAL NO.:** 138-06-S
APPEARANCE FOR: William Hennessy **MAP NO.:** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 4837-43 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 proposed fast food restaurant with drive through facility in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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ZONING BOARD OF APPEALS
R-806 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 establish a fast food restaurant with a drive through at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Sarfatty Associates, Ltd., dated January 23, 2006, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 4415 N. Troy, LLC

CAL NO.: 139-06-Z

APPEARANCE FOR: James Stola

MAP NO.: 11-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 4415 N. Troy Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the construction of open front balconies from the 2nd floor to 4th floor whose front yard shall be 8' instead of 20' and the south yard shall be 1.83' instead of 2.4'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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 BOARD OF APPEALS
 R-806 CITY HALL

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

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

THE RESOLUTION:

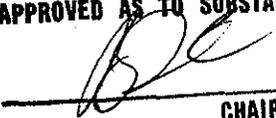
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

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 be permitted to construct open front balconies from the 2nd floor to 4th floor whose front yard shall be 8' and the south yard shall be 1.83'; 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: Greg Landahl

CAL NO.: 140-06-A

APPEARANCE FOR: Graham Grady

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 1315 N. Mohawk Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of parking within 20 feet of the front property line in accord with Section 17-10-0602-A in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--

APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

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



CHAIRMAN

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

APPLICANT: Greg Landahl **CAL NO.:** 141-06-Z

APPEARANCE FOR: Graham Grady **MAP NO.:** 3-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 1315 N. Mohawk 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 single family residence whose front yard shall be 1.5' instead of 15', to reduce the total combined side yard to 3' (1.5' on the north and 1.5' on the south) instead of 16.73' with no yard less than 5' and to reduce the rear yard to zero instead of 28'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

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

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

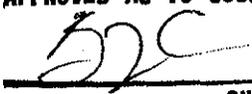
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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; applicant shall construct a 3-story single family residence whose front yard shall be 1.5', to reduce the total combined side yard to 3' (1.5' on the north and 1.5' on the south) and to reduce the rear yard to zero, there will be no on site parking; 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: Cindy Metoyer Bitbabo

CAL NO.: 142-06-S

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 4362 N. Milwaukee Avenue

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

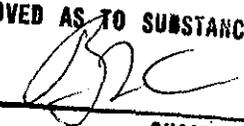
ACTION OF BOARD--
CASE CONTINUED TO JUNE 16, 2006

THE VOTE

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 BOARD OF APPEALS
 R-806 CITY HALL

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1720 Superior Development LLC **CAL NO.:** 143-06-S
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 15-G
APPEARANCES AGAINST: Steve Misetec, Sabrina Balthazar **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 5771 N. Ridge Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 6 dwelling unit building with residential use below the 2nd floor in a B1-2 Neighborhood Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 806 CITY HALL
 MAY 23 P 3:31

THE RESOLUTION:

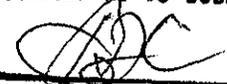
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter have many concerns about this project. The owner of the building at 5775 N. Ridge stated that he is concerned that the setback between his building and the new construction will be insufficient and will deprive his tenants of light and air. He also stated that the plans for the building that were submitted at the hearing have never been reviewed or approved by the neighborhood. The owner of the neighboring building is also opposed to the new curb cut to provide an additional parking spaces. The other objector in this case is a tenant at 5775 N. Ridge. She stated that she is concerned about the increase in density in the neighborhood. The Board finds that a 4 story 6 dwelling unit building is not unreasonable in this area. The surrounding neighborhood is made up of multi-unit buildings; The applicant shall be permitted to establish a 4-story 6 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 1720 Superior Development LLC **CAL NO.:** 144-06-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 15-G
APPEARANCES AGAINST: Steve Misetich, Sabrina Balthazar **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 5771 N. Ridge Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Mixed-Use District, a proposed 4-story 6 dwelling unit building whose minimum lot area shall be 5,558 sq. ft. instead of 6,000 sq. ft., whose rear yard shall be 14' instead of 30' and to increase the building height to 48'-8" instead of 45'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

2006 MAY 23
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	3	3	X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

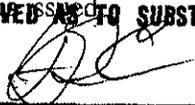
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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's in this case have many concerns about this project. The owner of the building at 5775 N. Ridge stated that he is concerned that the setback between his building and the new construction will be insufficient and will deprive his tenants of light and air. He also stated that the plans for the building that were submitted at the hearing have never been reviewed or approved by the neighborhood. The owner of the neighboring building is also opposed to the new curb cut to provide an additional parking space. The other objector in this case is a tenant at 5775 N. Ridge. She stated that she is concerned about the increase in density in the neighborhood; the applicant shall construct a 4-story 6 dwelling unit building whose minimum lot area shall be 5,558 sq. ft., whose rear yard shall be 14' and to increase the building height to 48'-8"; the Board also incorporates its decision in case # 143-06-S; 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 to SUBSTANCE

APPROVED AND ISSUED TO SUBSTANCE


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

APPLICANT: Martimiana Vazquez Hernandez **CAL NO.:** 145-06-S
APPEARANCE FOR: Same **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 2153 W. 21st Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

2006 MAY 23
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X	3:31	
GIGI McCABE-MIELE			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

THE RESOLUTION:

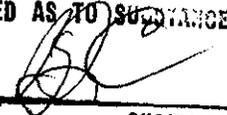
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; and

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 recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Anh Nguyen **CAL NO.:** 146-06-S

APPEARANCE FOR: Ninh Ma **MAP NO.:** 7-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 3102 N. Central Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:32

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 nail 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 recommends approval of the proposed nail salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: ORD Acquisition Group, LLC, CAL NO.: 147-06-Z
a Limited Liability Company
APPEARANCE FOR: Mark McCombs MAP NO.: 1-F
APPEARANCES AGAINST: None MINUTES OF MEETING:
April 21, 2006
PREMISES AFFECTED: 415 W. Superior Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-5 Downtown Mixed-Use District, a proposed 6-story 4 dwelling unit and commercial building whose rear yard, at first residential level, shall be 1'-8" instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:32

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 6-story 4 dwelling unit and commercial building whose rear yard, at first residential level, shall be 1'-8"; 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: Wrigley I LLC **CAL NO.:** 148-06-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 1010 W. Waveland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed rear stair enclosure to serve a roof top club whose rear yard shall be 15'-2" instead of 30', to increase the existing floor area by 1,064 sq. ft. (6%) more than the existing square footage that existed 50 years before the passage of this ordinance and to increase the allowable height of the structure for new bathrooms from 47' to 50'-6".

**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		

2006 MAY 23 P
 BOARD OF APPEALS
 R-806 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 be permitted to establish a rear stair enclosure to serve a roof top club whose rear yard shall be 15'-2", to increase the existing floor area by 1,064 sq. ft. (6%) more than the existing square footage that existed 50 years before the passage of this ordinance and to increase the allowable height of the structure for new bathrooms from 47' to 50'-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: Jasmine BMB, Inc. **CAL NO.:** 149-06-S
APPEARANCE FOR: Aaron Spivak **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 2108 N. Halsted Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another nail salon, barber shop or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:33

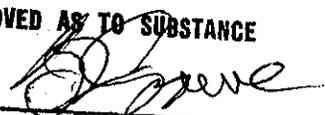
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 nail 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 recommends approval of the proposed nail salon.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: McDonald's Corporation

CAL NO.: 150-06-S

APPEARANCE FOR:

MAP NO.: 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 6900 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 fast food restaurant with drive-through facility in a C2-2 Motor Vehicle-Related Commercial District.

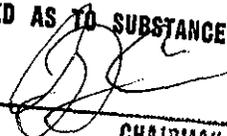
ACTION OF BOARD--
CASE CONTINUED TO JUNE 16, 2006

2006 MAY 23 P 3:30
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Eddie Ishoo **CAL NO.:** 151-06-Z

APPEARANCE FOR: John Pikarski **MAP NO.:** 19-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 1543 W. Sherwin Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 7 dwelling unit building which will have only 6 parking spaces due to a rolling gate system at the rear of the parcel. The Applicant requests a waiver of one required parking space.

**ACTION OF BOARD--
VARIATION DENIED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 DEC 19 A 9:51

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
Abstain		
Abstain		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; The applicant has filed a variation to reduce the rear yard to zero instead of the required 42' in order to install a 10' high 50' long fence and to request the waiver of one required parking space. The parcel measures 50' x 150' and is located in an RT-4 zoning district. The property contains 7 dwelling units and was constructed with 7 parking spaces as per permit. The applicant subsequently erected, without a permit, a set of three rolling gates as a fence at the rear of the lot line. The opening of Over Head Roll-In Door (here after " gate") are 16 feet, 15 feet 4 inches and 16 feet respectively. The center Over Head Roll-In-Door opening measures 15 feet 4 inches and contains one parking space at 7'-4" and 8' driveway to access two additional parking spaces. A required parking space measures 8' x 18' (§ 17-10-1000). The 7'-4' parking space does not fulfill the requirement of a parking space and the applicant asks that it be waived. The applicant also ask that the rear yard be reduced to zero to allow the construction of the over head roll in doors and the supporting structure.

The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon evidence presented to it in each specific case, that:

1. strict compliance with regulations and standards of this Zoning Ordinance would create practical hardships for the subject property; and
2. the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500)

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

APPLICANT: Harris N.A. **CAL NO.:** 152-06-S
APPEARANCE FOR: Richard Toth **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 1107-11 W. Van Buren 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 banking facility with a drive-through facility in a DS-3 Downtown Service District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

2006 MAY 23 P 3:32
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

THE RESOLUTION:

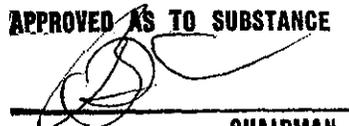
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; and

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 banking facility with a drive-through; 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- thru facility, provided it is constructed consistent with the layout and design represented on the sit e plan and elevation drawings dated April 19, 2006 as prepared by STL 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



CHAIRMAN

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

APPLICANT: 8340 West Irving Park, LLC. **CAL NO.:** 153-06-Z
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 11-P
APPEARANCES AGAINST: Antonis Georgiou **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 8340-52 W. Irving Park Road
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an Pending B2-3 Neighborhood Mixed-Use District, a proposed 5-story 36 dwelling unit building whose rear yard shall be 5' instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are concerned about the height of the proposed building. They stated that the new building would be too high and would diminish the light and air to their property. The objectors also stated that the new building would increase the amount of traffic in the area; the applicant shall be permitted to construct a 5-story 36 dwelling unit building whose rear yard shall be 5'; the Board finds the area contains multiple dwelling units and commercial structures. The number of dwelling units is not unreasonable 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

MINUTES OF MEETING:

April 21, 2006

CAL NO.: 153-06-Z

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

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BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Collette Manning **CAL NO.:** 154-06-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 1811 W. Eddy Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor rear addition on an existing 1 & 2-story single family residence whose rear yard should be 1.38' instead of 34.84' and to reduce the total combined side yards to 4'-4 1/4" (1'-4 1/4" on the west and 3' on the east) instead of 5' with neither side less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

2006 MAY 23
 BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

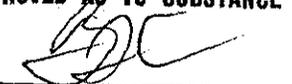
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

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 construct a 2nd floor rear addition on an existing 1 & 2-story single family residence whose rear yard should be 1.38' and to reduce the total combined side yards to 4'-4 1/4" (1'-4 1/4" on the west and 3' 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: David Schlessinger **CAL NO.:** 155-06-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 28-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 11562 S. LaSalle Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a conversion from one dwelling unit to 2 dwelling unit without having 5,000 sq. ft. The lot contains only 4,518 sq. ft. See Case #289-75-A.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	3	
	3	X
X		
X		
X		

2006 MAY 23
 BOARD OF APPEALS
 R-806 CITY HALL

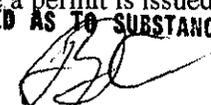
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 previously in front of the Board in case # 289-75-A. The owner at that time was permitted to de-convert the building from a 2 unit building to a single family home. The owner never obtained permits and the building was never de-converted. The applicant will be permitted to convert the building from one dwelling unit to 2 dwelling units without having 5,000 sq. ft. The lot contains only 4,518 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: Anita Goyal **CAL NO.:** 156-06-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 7-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 2435 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 5-story 48 dwelling unit building whose rear yard, at the 1st residential level, shall be 11.33' instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:30

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 be permitted to construct a 5-story 48 dwelling unit building whose rear yard, at the 1st residential level, shall be 11.33'; this building will also include 8 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

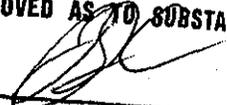
MINUTES OF MEETING:

April 21, 2006

CAL NO.: 156-06-Z

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL
2006 MAY 23 PM 3:32

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Coop's Corner, LLC **CAL NO.:** 157-06-S
APPEARANCE FOR: Chris Renn **MAP NO.:** 22-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 8705 S. Stony Island 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 B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:33

THE RESOLUTION:

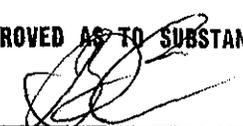
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; and

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 be permitted to 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): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Design Studio 24 LLC, and dated April 14, 2006, 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



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

APPLICANT: Poothakallil Gabriel **CAL NO.:** 158-06-S
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 2827 W. Belden Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 18 private passenger automobiles, in a B3-2 Community Shopping District, to serve the 4-story 8 dwelling unit and commercial building located north of the CTA elevated tracks.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 PM 2:32

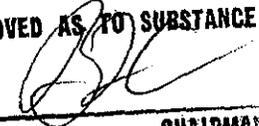
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 be permitted to establish an off site accessory parking lot for 18 private passenger automobiles, to serve the 4-story 8 dwelling unit and commercial building located north of the CTA elevated tracks; 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 parking lot provided the applicant installs landscaping and fencing in accordance 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: The Big Four LLC **CAL NO.:** 159-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 5400-02 N. Clark Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a public place of amusement license within 125' of an RS-3 Residential District.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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 R-806 CITY HALL

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

THE RESOLUTION:

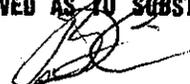
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

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 be permitted to obtain a public place of amusement license; 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: Petru Cladovan

CAL NO.: 160-06-S

APPEARANCE FOR:

MAP NO.: 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 4359 S. Vincennes Avenue

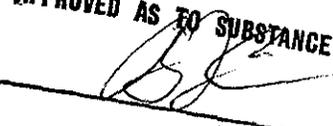
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 15 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a residential building located at 501 E. 44th Street.

ACTION OF BOARD--
CASE CONTINUED TO JULY 21, 2006

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 BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X	52	
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: Petru Cladovan

CAL NO.: 161-06-A

APPEARANCE FOR:

MAP NO.: 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 4359 S. Vincennes Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow parking spaces to be established within 20 feet of the front property line in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO JULY 21, 2006

BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:32

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: LaSalle Bank **CAL NO.:** 162-06-S
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 3301 N. Ashland Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive through facility in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

APPROVAL	AFFIRMATIVE	NEGATIVE	ABSENT
	X	3	2
			X
	X		
	X		
	X		

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 BOARD OF APPEALS
 R-806 CITY HALL

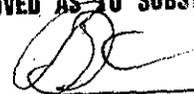
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 be permitted to establish a bank 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): The Department of Planning and Development recommends approval of the proposed expansion of the existing drive- thru facility provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Susan Holtzman and David Joel **CAL NO.:** 163-06-Z
APPEARANCE FOR: Same **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 2118 N. Kemore 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 open front porch whose front yard shall be 1'-7" instead of 15'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	32	
		X
X		
X		
X		

ZONING BOARD OF APPEALS
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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 April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; 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 construct an open front porch whose front yard shall be 1'-7"; 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: Osman's Auto Repair, Inc. **CAL NO.:** 164-06-S
 an Illinois Corporation

APPEARANCE FOR: Richard Zulkey **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006

PREMISES AFFECTED: 222 N. Laflin 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 motor vehicle repair with body and fender work in a PMD-4 Planned Manufacturing District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2006 MAY 23

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 be permitted to establish a motor vehicle repair with body and fender work; 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 motor vehicle repair shop with body work and painting.

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: Charisse Parham **CAL NO.:** 165-06-A
APPEARANCE FOR: Thomas Moore **MAP NO.:** 12-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 1744 E. 55th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a retail computer center and deli in an RM-6 Residential Multi-Unit District (Prior Case # 122-00-A).

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006; and

WHEREAS, the district maps show that the premises is located in an RM-6 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: This site was previously before the Board and it was approved as a retail use. The license has lapsed and this appellant wishes to re-establish the use as a retail computer center and deli. The Board will permit the uses.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Alphonso Pedraza **CAL NO.:** 166-06-A
APPEARANCE FOR: Thomas Moore **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006
PREMISES AFFECTED: 1758 W. 19th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a video store in an R4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

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

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

2006 MAY 22
 BOARD OF APPEALS
 R-906 CITY HALL

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006; and

WHEREAS, the district maps show that the premises is located in an R4 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant had been operating at this location for several years. The appellant let his license lapse. He has continued to operate at this location continuously. His business has never ceased. The Board will permit the applicant to re-establish his business license at this location. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Lyric Opera of Chicago **CAL NO.:** 167-06-S
APPEARANCE FOR: James Parker **MAP NO.:** 22-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 9001 S. Genoa 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 outdoor container storage yard in a M2-1 Light Industry District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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 ZONING BOARD OF APPEALS R-806 CITY HALL

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

THE RESOLUTION:

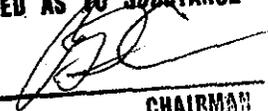
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; and

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 be permitted to establish an outdoor container storage yard; the storage containers may not be stacked more than three containers high; 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 continued use of the outdoor storage container yard.

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: Equities Venture Corporation X

CAL NO.: 35-06-S

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:

April 21, 2006

PREMISES AFFECTED: 4062-84 N. Milwaukee Avenue

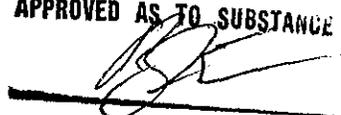
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed banking facility with drive through in a B1-3 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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	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: 824 N Marshfield LLC

CAL NO.: 64-05-S

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 824 N. Marshfield Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3-story 26 dwelling unit town homes with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--

APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

ZONING BOARD OF APPEALS
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BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 824 N Marshfield LLC

CAL NO.: 65-06-Z

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 824 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a 3-story 26 dwelling unit town house building whose required minimum separation between an end wall facing another end wall shall be 8' instead of 10', to reduce the required minimum separation between end walls facing rear walls to 3'-5" instead of 20 and to reduce the front walls facing a public street to 8' instead of 12'.

ACTION OF BOARD--
APPLICATION WITH DRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: White Way Sign

CAL NO.: 73-06-S

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 550 W. Adams 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 on site business identification sign 259 feet in height in a PD 756 Planned Development District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 16, 2006

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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THE VOTE

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Nassi African Hair Braiding

CAL NO.: 81-06-S

APPEARANCE FOR:

MAP NO.: 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 8307 ½ S. Racine 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--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

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

CHAIRMAN

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

APPLICANT: Rundell Place Developers, LLC **CAL NO.:** 89-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 1143-51 W. Rundell Place
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 12 dwelling unit building in a DX-7 Downtown Mixed-Use District.

ZONING BOARD OF APPEALS
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ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2006; 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 be permitted to establish residential use below the 2nd floor in a 12 unit building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

MINUTES OF MEETING:

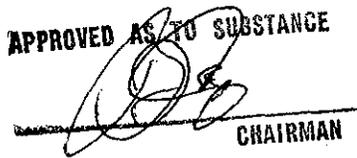
April 21, 2006

CAL NO.: 89-06-S

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

ZONING
BOARD OF APPEALS
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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Rundell Place Developers, LLC **CAL NO.:** 90-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 21, 2006
PREMISES AFFECTED: 1143-51 W. Rundell Place
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-7 Downtown Mixed-Use District, a 4-story 12 dwelling unit building whose rear yard, at the first residential level, shall be zero instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

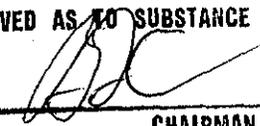
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 12 dwelling unit building whose rear yard, at the first residential level, shall be zero the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

MINUTES OF MEETING:

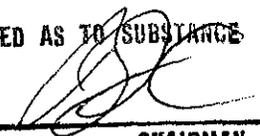
April 21, 2006

CAL NO.: 90-06-Z

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

APPEALS
CITY HALL
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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Henry Buie/Israel of God

CAL NO.: 97-06-S

APPEARANCE FOR: Ivy Israel

MAP NO.: 18-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 2508 E. 75th 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 community center in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

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 ZONING BOARD OF APPEALS
 R-806 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2006; 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 be permitted to establish a community center; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed community center provided the rehabilitation of the building is consistent with the layout and design represented on the site plan and elevation drawings prepared by Group design Associates, and dated August 24, 2005.

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: Nicole M. Lanahan **CAL NO.:** 98-06-S

APPEARANCE FOR: Same **MAP NO.:** 17-0

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 7253 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 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**

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:30

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 1, 2006; 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 nail 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 recommends approval 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: THG Restaurant Group of Chicago, Inc. **CAL NO.:** 116-06-S

APPEARANCE FOR: **MAP NO.:** 18-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 21, 2006

PREMISES AFFECTED: 7601-35 S. Racine 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-thru facility in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:33

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: MidAmerica Bank, FSB

CAL NO.: 374-05-S

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

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--
APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 MAY 23 P 3:33

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:
April 21, 2006

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--
APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

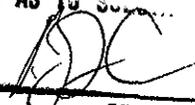
THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

2006 MAY 23 P 3:33

BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Saleem Husain, d/b/a Dunkin's Donuts

CAL NO.: 466-05-S

APPEARANCE FOR:

MAP NO.: 14-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 21, 2006

PREMISES AFFECTED: 6009 S. Kedzie Avenue

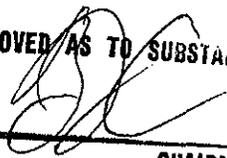
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility and 1-dwelling unit in the existing 2-story building in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

2006 MAY 23 P 3:33
BOARD OF APPEALS
R-806 CITY HALL

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jame Geier **CAL NO.:** 292-05- A
APPEARANCE FOR: Robert Fioretti **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 19, 2005
PREMISES AFFECTED: 1432 W. Berteau Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the height of a garage (accessory building) to be 20' instead of required 15' (17-9-0201-E) in an RS-3 Residential Single-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

2005 MAY 23 P
 BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Board finds this case concerns the appellant's request to build a garage that measures 20 feet to the peak of the roof. The Board has seen at least four previous appeals to increase the heights of garages. The Board has denied each case. The Board finds the height of an accessory building (garage) shall be no more than 15 feet as measured from grade to the top most point of the structure. Counsel for the homeowner submitted a brief in support of his position. Counsel claims the Board has authority to grant variations or special uses. This is true but this case is an appeal. The appellant is required to prove the Zoning Administrator was in error when he failed to allow the homeowner to construct a garage over 15 feet in actual height. The Zoning Administrator determined that the appellant's garage exceeded the 15 foot height limitation and therefore was not permitted. The Board finds the appellant has not proven that the Zoning Administrator's decision is in error. The appellant has stated different interpretation of measuring the height of an accessory building. The Board will deny his appeal and the decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

LINCOLN PARK SHELTER

**ST. PAUL UNITED CHURCH OF
CHRIST**

APRIL 13, 2006

SPECIAL HEARING

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

APPLICANT: Lincoln Park Presbyterian Church **CAL NO.:** 309-05-S
APPEARANCE FOR: Thomas Moore, Stephen Patton **MAP NO.:** 7-F
APPEARANCES AGAINST: Reuben Hedlund, Christopher C. Kendall **MINUTES OF MEETING:** August 19, 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--
APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	RECUSED		
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 cases of Lincoln Park Community Shelter (hereafter " LPCS") and St. Paul's United Church (hereafter " St. Pauls") have been consolidated by the Board and were heard together. The proposed use is to provide a transitional shelter to homeless people. Some time in late 1983 three churches, St. Pauls United Church of Christ, St. Clements and Lincoln Park Presbyterian Church, began to provide shelter and services to homeless people. In 1984, an Illinois - not- for- profit corporation called Lincoln Park Shelter was founded. The parcels are located in an RT-4 (Residential Two, Flat, Town House and Multi Unit District) and transitional shelter in an RT-4 district is a special use. A special use is established and approved by the Zoning Board of Appeals. This use has been a established since December 22, 1983. There are no city records that show the shelter was properly established before this date and therefore the request to establish a transitional shelter is before the Board.

These three churches provided money, volunteers and church facilities in order to serve the homeless population in the Lincoln Park community. Over time two locations were established: one at 600 W. Fullerton, which is Lincoln Park Presbyterian Church and the other site is at 2335 N Orchard. St. Pauls United Church of Christ. The two locations are the subject of the present case.

LPCS operates both facilities. The currently operating program provides food, shelter, training and assistance to approximately 40 residents. The residents are screened before they are admitted into the program. The residents are allowed to check in for each overnight shelter at 8:00 pm. They are also required to leave the premises between 6:45 a.m and 7:00 a.m daily. There are rules, policy and procedure which the residents must follow. While at the shelter the residents are monitored by one manager, 8 employees and several volunteers. The volunteer pool is over 1,000 members of the community drawn from the three churches.

~~APPROVED AS TO SUBSTANCE~~

CHAIRMAN

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

MINUTES OF MEETING:

April 13, 2006

CAL NO.: 309-05-S

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The Director of the Lincoln Park Community Shelter, Ms. Elizabeth Burgess, testified at the first public meeting. She stated that she has been the director for six years, she has eight assistants and approximately 1,000 volunteers which serve 40 residents. She stated that the residents are never left alone and are always under the supervision of the staff and volunteers. In 2005, LPCS had 45% of its residents move into permanent housing and 58% were employed during that year. She explained there is a proposed 1.1 million dollar rehabilitation program. The remodeled facility would provide the residents some degree of privacy and a better design for housing and support.

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Anthony Mastro and Dan Akmer former residents of LPCS also testified. Both testified that they were homeless and on the street before coming to the shelter. Each attended programs provided at the shelter to address their addictions and which have allowed them to leave and now live productive lives. The Board was told that the City of Chicago has a ten year plan to end homelessness and that the LPCS fulfills the need presently and should not be closed.

Ms. Burgess also testified that the program has rules and regulations that are strictly enforced to protect the residents of the surrounding neighborhood. The full time staff and numerous volunteers vigorously monitor all participants in the program. The shelter will provide security both in the form of a person and television monitors.

The applicant's appraiser, Joseph Ryan, stated that the use was compatible with the character of the surrounding neighborhood. The existing church is more than 100 years old. The shelter is located in the basement of this building. The shelter does not impair air or light to the surrounding structures since the use is in the basement. He also stated that the hours of operation were also compatible with the neighborhood because residents must leave the shelter at in the morning (6:45 a.m. weekdays and 7:45 a.m. on Saturday and Sunday) and are not re-admitted until 8:00 pm. The doors close at 8:45 pm. Further, none of the residents drive automobiles and will not add to vehicular congestion.

The applicant presented an architect to explain a \$1,100,000 renovation of the church's basement. This area will provide privacy, separate sleeping quarters, food service, class rooms and administrative offices. All renovations will be in accordance with the city's building code.

Two objector's testified to the multiple problems this shelter has added to the neighborhood over many years. One objector has lived in the area since 1966. She owns a multi-unit building on West Fullerton Parkway. She stated her belief that the shelter has too many people for the very dense neighborhood. She also stated that she and her tenants have been threatened by the residents of the shelter. The area has a high degree of thefts, public urination and aggressive panhandling, which she claims was caused by the shelter's residents. Further, she stated that the shelter administrators have done little to correct the problem. She also claims the volunteers cause congestion in the area. An attorney for the owner of a 50 unit apartment building stated that the shelter caused tenant retention to be low. He stated that the shelters residents are the cause of many problems and do not belong in the neighborhood.

APPROVED AS TO SUBSTANCE

BZL

CHAIRMAN

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

MINUTES OF MEETING:

April 13, 2006

CAL NO.: 309-05-S

The Board has received hundreds of letters both in favor and against the use. The Board will also note that over several public meetings over 200 citizens have attended each time showing great interest in this particular case. The Board has not seen this degree of citizen participation in many years. Alderman of the 43rd Ward, Vi Daley twice testified and implored both sides to come together and settle this case. She stated that homelessness is a community problem. She endorsed the settlement agreement entered into in the Circuit Court of Cook County.

Whereas the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: The Board will take notice of the Settlement Agreement and Consent Order in case No. 05CH9712 in the Circuit Court of Cook County. The Board will incorporate the settlement agreement and consent order into this resolution (hereafter "the court order").

The Zoning Board of Appeals hereby finds the applicant has proved the prime facie case in order to receive a special use for a transitional shelter. The LPCS shall accommodate no more than 40 residents. The number of residents will drop to 35 after renovation. The residents will be monitored by the staff at all times while they are on the premises. The list of persons not entitled to be residents or guest are enumerated in the Court Order. Rules and regulations will continue to be enforced. The intake program will operate from 11:00 am to 2:00 pm. The alley entrance at 600 W. Fullerton will become an emergency exit only. LPCS will provide security plus video surveillance for a minimum of 2 years. A Joint Committee will be formed to act as liaison group and facilitate communications between the LPCS and the neighbors.

The Board will grant the Special Use for the location at 600 W. Fullerton the Board finds the use complies with all applicable approval criteria established with in section 17-13-0905 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; The shelter has existed for over 20 years serving the needs of the community. For most of this time it appears the use has been invisible. The shelter was and is located in the basement of a 100 year old church. The Board will consider it to be an adaptive re-use of an existing building and 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. This is a densely populated area. There are many multi-unit buildings within walking distance. The additional shelter residents, employees and volunteers is not a burden on the neighborhood; and is designed to promote pedestrian safety and comfort; The side entrance will be used only for emergencies. The front entrance is existing. Lighting and surveillance cameras are designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved based on testimony and evidence produced at the several hearings and are all requirements of obtaining a Special Use were complied with 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 overnight transitional shelter at this location. The Department notes that the proposed use has been operating at this site for over twenty years.

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

APPROVED AS TO

CHAIRMAN

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

APPLICANT: St. Paul United Church of Christ **CAL NO.:** 399-05-S
APPEARANCE FOR: Thomas Moore, Stephen Patton **MAP NO.:** 5-F
APPEARANCES AGAINST: Reuben Hedlund, Christopher C. Kendall **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--
 APPLICATION APPROVED

THE VOTE

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

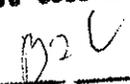
THE RESOLUTION:

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 cases of Lincoln Park Community Shelter (hereafter " LPCS") and St. Paul's United Church (hereafter " St. Pauls") have been consolidated by the Board and were heard together. The proposed use is to provide a transitional shelter to homeless people. Some time in late 1983 three churches, St. Pauls United Church of Christ, St. Clements and Lincoln Park Presbyterian Church, began to provide shelter and services to homeless people. In 1984, an Illinois - not- for- profit corporation called Lincoln Park Shelter was founded. The parcels are located in an RT-4 (Residential Two, Flat, Town House and Multi Unit District) and transitional shelter in an RT-4 district is a special use. A special use is established and approved by the Zoning Board of Appeals. This use has been a established since December 22, 1983. There are no city records that show the shelter was properly established before this date and therefore the request to establish a transitional shelter is before the Board.

These three churches provided money, volunteers and church facilities in order to serve the homeless population in the Lincoln Park community. Over time two locations were established: one at 600 W. Fullerton, which is Lincoln Park Presbyterian Church and the other site is at 2335 N Orchard. St. Pauls United Church of Christ. The two locations are the subject of the present case.

LPCS operates both facilities. The currently operating program provides food, shelter, training and assistance to approximately 40 residents. The residents are screened before they are admitted into the program. The residents are allowed to check in for each overnight shelter at 8:00 pm. They are also required to leave the premises between 6:45 a.m and 7:00 a.m daily. There are rules, policy and procedure which the residents must follow. While at the shelter the residents are monitored by one manager, 8 employees and several volunteers. The volunteer pool is over 1,000 members of the community drawn from the three churches.

APPROVED AS TO SUBSTANCE

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