

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

APPLICANT: John Flood **CAL NO.:** 168-06-A
APPEARANCE FOR: Same **MAP NO.:** 12N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 5352 S. Sayre Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the increase in height of the garage to 17'-6" instead of 15' in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
		X
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006; and

WHEREAS, the district maps show that the premises is located in an RS- 2 Residential Single Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and ~~being fully advised in the premises, hereby makes the following findings of fact: The Zoning Board has reviewed the~~ case. The appellant wishes to exceed the permitted height of 15'. Under the current Zoning Ordinance the height of an accessory building may not exceed 15'. The appellant may not exceed the current height that is permitted by the Zoning Ordinance. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 300 N 7th St
 CHICAGO, IL 60610

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

APPLICANT: John Flood **CAL NO.:** 169-06-Z

APPEARANCE FOR: Same **MAP NO.:** 12N

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006

PREMISES AFFECTED: 5352 S. Sayre Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed garage (accessory building) whose total combined side yards shall be 6' (3' on each side) instead of 12' with neither yard less than 4'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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
 CITY HALL
 11-906 CITY HALL
 MAY 19 2006

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 wishes to construct a garage (accessory building) whose total combined side yards shall be 6' (3' on each side) instead of 12' with neither yard less than 4'. The Board has denied the request to increase the height of the garage (Cal. 168-06-A). The Board will grant the combined side yard variation only when the height is reduced to 15'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

APPLICANT: Dunkin' Donuts Realty Investment, Inc.

CAL NO.: 170-06-S

APPEARANCE FOR:

MAP NO.: 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 5707 W. North Avenue

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

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIV E NEGATIVE ABSENT

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

ZONING
BOARD OF APPEALS
R-806 CITY HALL
2006 AUG -9 P 4: 01

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Dunkin' Donuts Realty Investment, Inc. **CAL NO.:** 171-06-S
APPEARANCE FOR: Katriina Mc Guire **MAP NO.:** 28
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 782 N. Laramie Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive through facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 7806 AUG -9 P

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

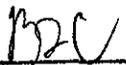
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; and

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 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 represented on the site plan prepared by Warren Johnson, Inc., dated May 12, 2006 and provided that 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: Juan Lopez **CAL NO.:** 172-06-Z
APPEARANCE FOR: Same **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 3743 W. Marquette Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose front yard shall be 13.89' instead of 20', to reduce the total side yard to a combined 3.9' (.29' on the west and 3.61' on the east side) instead of 7.2' with neither yard less than 4'.

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

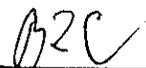
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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 whose front yard shall be 13.89', to reduce the total side yard to a combined 3.9' (.29' on the west and 3.61' on the east side); 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: A & A Midwest Rebuilders Suppliers, Inc. **CAL NO.:** 173-06-S
APPEARANCE FOR: Bernard Citron **MAP NO.:** 10-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 4060 S. Wells 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 junk yard (Auto Wrecking Yard) in a M2-3 Light Industry District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4: 01

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 May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 junk yard (Auto Wrecking Yard) ; 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 junk yard, provided that is effectively screen from the public rioght-of-way.

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: Patrick and Julia Barry **CAL NO.:** 174-06-Z
APPEARANCE FOR: Same **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 3250 N. Southport Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a rear 2nd floor addition whose north yard shall be 5" instead of 2' and to reduce the total combined yards to 3'-6" instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

Zoning
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 11:00

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 rear 2nd floor addition whose north yard shall be 5" and to reduce the total combined yards to 3'-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


 CHAIRMAN

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

APPLICANT: Chris and Sara Talsma **CAL NO.:** 175-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 600 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose south side yard facing Ohio Street (on a reverse corner lot) shall be 2.55' instead of 9', the rear yard shall be 13' instead of 21' and to reduce the rear yard open space to 151.5 sq. ft. instead of 225 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:01

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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-story single family residence whose south side yard facing Ohio Street (on a reverse corner lot) shall be 2.55', the rear yard shall be 13' and to reduce the rear yard open space to 151.5 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: Campus Condominiums, LLC **CAL NO.:** 176-06-Z
APPEARANCE FOR: Richard Toth **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 100 S. Sangamon Street/933 W. Monroe 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 retail and 20 dwelling unit building whose west rear yard shall be 10'-4", at the 1st residential level, instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 retail and 20 dwelling unit building whose west rear yard shall be 10'-4", at the 1st residential level; 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

B2C

CHAIRMAN

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

MINUTES OF MEETING:

May 19, 2006

CAL NO.: 176-06-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 AUG -9 P 4:01

APPROVED AS TO SUBSTANCE

B/C

CHAIRMAN

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

APPLICANT: Paxon Communications of Chicago-38 Inc. CAL NO.: 177-06-S

APPEARANCE FOR: MAP NO.: 2-F

APPEARANCES AGAINST: MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 333 S. DesPlaines 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 two accessory satellite disk antennae which exceeds the maximum height of 16' and are over 3 meters in diameter on an exiting 7-story commercial building in a DX-7 Downtown Mixed-Use District. One disk will be 5 meters in diameter and the second will be 3.8' meters in diameter at a height of 190 feet above the ground level.

ACTION OF BOARD--
CONTINUED TO JUNE 16, 2006

THE VOTE

AFFIRMATIV E NEGATIVE ABSENT

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Z66
BOARD OF APPEALS
R-806 CITY HALL

2006 AUG -9 P 4: 01

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: John T. McGarry CAL NO.: 178-06-A
 APPEARANCE FOR: Same MAP NO.: 3-1
 APPEARANCES AGAINST: None MINUTES OF MEETING:
 May 19, 2006
 PREMISES AFFECTED: 1458 N. Cambell Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit in a former commercial space. There will be 2 dwelling unit in the front building on a lot containing two buildings in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

AFFIRMATIV F NEGATIVE ABSENT

Recused		
X		
X		
X		
		X

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P

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 May 19, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case stated that he is requesting a substitution of use at the above address. He stated that this building contains one dwelling unit and one store front. He wishes to convert the store front to a dwelling unit. There is no parking available for the dwelling units. The Board will permit the substitution of use. The appellant will be allowed to establish a second dwelling unit. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: John T. McGarry **CAL NO.:** 179-06-A
APPEARANCE FOR: Same **MAP NO.:** 3-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 2511-13 W. LeMoyné Avenue*

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of one dwelling unit in a former commercial space. There will be a total of 6 dwelling units on the rear of a lot which contains two buildings in an RS-3 Residential Single-Unit (Detached House) District. This address in the rear building in Case #178-06-A.

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

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT
E

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

Recused		
X		
X		
X		
		X

OFFICE OF APPEALS
 CITY HALL
 2006 AUG -9 P 4:01

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 May 19, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and ~~being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case stated that he~~ is requesting a substitution of use at the above address. He stated that this building contains five dwelling units and one store front. He wishes to convert the store front to a dwelling unit. There is no parking available for the dwelling units. The Board will permit the substitution of use. The appellant will be allowed to establish a sixth dwelling unit. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

* Amended at Hearing

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: 2300 S. Michigan Development Group, LLC **CAL NO.:** 180-06-Z

APPEARANCE FOR: Carol D. Stubblefield **MAP NO.:** 6-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 19, 2006

PREMISES AFFECTED: 2300 S. Michigan Avenue

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 7-story 94* dwelling unit and commercial building whose rear yard shall be zero instead of 30' and to allow a new curb cut on 23rd Street.

ZONING BOARD OF APPEALS
R-6 CITY HALL

**ACTION OF BOARD--
VARIATION GRANTED**

2006 AUG -9 P 11

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

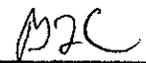
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 7-story 94* dwelling unit and commercial building whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Avi Ron **CAL NO.:** 181-06-Z
APPEARANCE FOR: Thomas Pilarski **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 1433 W. Winnemac Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose combined side yards shall be 3 feet (1'-6" on the east and 1'-6" on the west) instead of 5' with neither side yard less than 2 feet.

**ACTION OF BOARD--
VARIATION GRANTED**

OFFICE OF THE
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4: 0

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

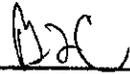
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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-story single family residence whose combined side yards shall be 3 feet (1'-6" on the east and 1'-6" on the west); 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: Avi Ron **CAL NO.:** 182-06-Z

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 13-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006

PREMISES AFFECTED: 1431 W. Winnemac Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose combined side yards shall be 3 feet (1'-6" on the east and 1'-6" on the west) instead of 5' with neither side yard less than 2 feet.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 7006 AUG -9 P 4: 01

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:

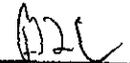
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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-story single family residence whose combined side yards shall be 3 feet (1'-6" on the east and 1'-6" on the west); 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: Williams J. and Linda L. Friend **CAL NO.:** 183-06-Z
APPEARANCE FOR: Caroline Nash **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 2134 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Single-Unit (Detached House) District, a proposed rear 3-story addition to an existing 2-story single family residence whose rear yard shall be zero instead of 37.94', whose south side yard shall be zero instead of 3.98', with combined side yards zero instead of 9.95' and to reduce the rear yard open space to 280 sq. ft. instead of 354 sq. ft..

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

AFFIRMATIV E NEGATIVE ABSENT

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS
 CITY HALL
 AUG -9 P 4:01

THE RESOLUTION:

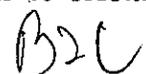
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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 rear 3-story addition to an existing 2-story single family residence whose rear yard shall be zero, whose south side yard shall be zero, with combined side yards to zero and to reduce the rear yard open space to 280 sq. ft. the applicant shall construct a 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: Long's Jewelry & Loan Corporation

CAL NO.: 184-06-S

APPEARANCE FOR:

MAP NO.: 13-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 4835 N. Elston 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 pawn shop in a C1-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AFFIRMATIV E NEGATIVE ABSENT

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS 806 CITY HALL

AUG -9 P 4: 01

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Joe and Billie Diamond **CAL NO.:** 185-06-Z
APPEARANCE FOR: Same **MAP NO.:** 3-II
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 1036 N. Hoyne 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 2-story rear addition to an existing 3 dwelling unit building whose rear yard shall be zero instead of 31.22' and the north yard shall be 1'3" instead of 4.8'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 14:00

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:

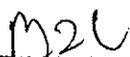
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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-story rear addition to an existing 3 dwelling unit building whose rear yard shall be zero instead of 31.22' and the north yard shall be 1'3" the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are ~~due to unique circumstances and are not generally applicable to other similarly situated property;~~ and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Griselda Zarate **CAL NO.:** 186-06-A

APPEARANCE FOR: Same **MAP NO.:** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006

PREMISES AFFECTED: 3629 N. Ashland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to the expansion of a non-conforming 2 dwelling unit building with a 3rd floor addition in a C1-2 Motor Vehicle-Related Commercial District.

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

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:02

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006; and

WHEREAS, the district maps show that the premises is located in an C1-2 Motor Vehicle-Related Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and ~~being fully advised in the premises, hereby makes the following findings of fact:~~ The appellant stated that she wishes to add an addition to her home. She stated that she is requesting to expand her home so that she would have more space for her family. She wishes to add bedrooms and bathrooms to her home. The Board will permit the appellant to add the addition. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Reginald Anderson **CAL NO.:** 187-06-S
APPEARANCE FOR: Same **MAP NO.:** 22-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 9407 S. Ashland Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 14:02

THE RESOLUTION:

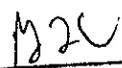
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; and

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

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

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: Lucina Hernandez

CAL NO.: 188-06-Z

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 3605 W. Belmont Avenue

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

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

ZONING BOARD OF APPEALS
 CITY HALL
 2006-5-19 P 4:02

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: James R. Staniec **CAL NO.:** 189-06-Z
APPEARANCE FOR: Michael Cullen **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 2020 N. Sawyer 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, proposed open balconies whose front yard shall be 8.93' instead of 20' to an existing 3 dwelling unit building.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
	X	
X		
X		

ZONING BOARD OF APPEALS - 806 CITY HALL
 AUG - 9 P 4: 02

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 open balconies whose front yard shall be 8.93' to an existing 3 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

DZC

CHAIRMAN

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

APPLICANT: Stephen Swedlow **CAL NO.:** 190-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 8-I
APPEARANCES AGAINST: Mark Larose **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 3151 S. California 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 junk/salvage yard in a M3-3 Heavy Industry District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT
E

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 AUG -9 P 11:02

THE RESOLUTION:

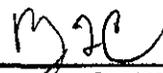
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; and

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 his client has had a business in the vicinity since 1997. He stated that his client has spent millions to clean up the area. He stated that his clients provide the same service that the applicant wishes to provide. He is concerned about how the applicant is going to address environmental issues. The objector also stated that he does not see the need for this business at this location because he operates a similar business next door; the applicant stated that competition alone is no reason to deny his request. This is an active industry and there are many people who will use his facility. The appraiser stated the use would be compatible with the neighborhood; the applicant shall be permitted to establish a junk/salvage yard; 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 junk/ salvage yard, provided: there is a 6-8 foot high fence between proposed site and adjacent operator; that no material pile or sorting operations are within 30 feet of the canal and that no pile is higher than 20 feet; all material piles and sorting operations be screened from the canal by an 8 foot high wall set back 30 feet from the canal edge; landscaping is installed within the 30 foot canal edge setback in the non loading areas at the southwest and northeast ends of the site; all piles have concrete or asphalt pads; access to the site from California Avenue has a right-in and right-out traffic configuration; and that the final landscape plane be 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: Bank of America, N.A. **CAL NO.:** 191-06-S
APPEARANCE FOR: Karen Way **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 105 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 bank with drive through facility in a DX-5 Downtown Mixed-Use District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4: 02

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

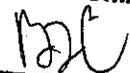
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 recommend 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 dated prepared by Gensier Architects, dated April 7, 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: Oscar M. Castillo

CAL NO.: 192-06-S

APPEARANCE FOR:

MAP NO.: 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 5320 N. Northwest Highway

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 class II recycling facility in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
CONTINUED TO JUNE 16, 2006

THE VOTE

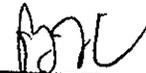
AFFIRMATIVE NEGATIVE ABSENT

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 AUG -9 P 4:02

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Raymond Cruz **CAL NO.:** 193-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 38
APPEARANCES AGAINST: Linda Parker **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 4247-51 W. Montrose Avenue/4354 N. Trip Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 7 dwelling unit townhouse whose front wall facing a public street shall be 3'-3" instead of 12', the end wall facing a public street shall be 3'-3" instead of 12' and the minimum separation between two rear walls for a garage shall be 28' instead of 30' and to reduce the distance between rear walls with garages to 28' instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:00

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 May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 this project would be out of character with the neighborhood she feels that the request for seven town-homes on one lot will be out of character with the neighborhood which the objector states is mostly single family homes; she also stated that if allowed to build all 7 units the density of the neighborhood would increase and would create parking issues; the applicant testified the lot is large enough for a townhome complex. These modifications are necessary to construct a townhouse on this particular lot; the applicant shall construct a 3-story 7 dwelling unit townhouse whose front wall facing a public street shall be 3'-3" , the end wall facing a public street shall be 3'-3" and the minimum separation between two rear walls for a garage shall be 28' and to reduce the distance between rear walls with garages to 28'; three of the units will be earmarked as 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.

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

APPROVED AS TO SUBSTANCE

B2C
 CHAIRMAN

APPLICANT: Andrzej Rogowski

CAL NO.: 194-06-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 825 N. Hudson Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story 19 dwelling unit building whose front yard shall be 10'* instead of 15' and the rear yard shall be 21'-8" instead of 37.59'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING
BOARD OF APPEALS
R-806 CITY HALL
2006 AUG -9 P

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 19 dwelling unit building whose front yard shall be 10'* and the rear yard shall be 21'-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.

* Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:
MAY 19, 2006

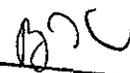
CAL NO.: 194-06-Z

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 quests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

ZONING
BOARD OF APPEALS
R-806, CITY HALL

2006 AUG -9 P 4: 02

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: The Hair Venue, LLC, Derrick Walker **CAL NO.:** 195-06-S
APPEARANCE FOR: Same **MAP NO.:** 16-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 70 E. 71st 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:02

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

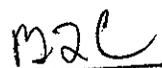
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; and

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

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

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: Vildir Barion **CAL NO.:** 196-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 3124 N. Leavitt Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose rear yard shall be 26' instead of 35'. *

**ACTION OF BOARD—
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:02

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:

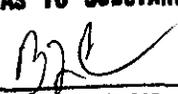
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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 single family residence whose rear yard shall be 26'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Konstantine Shelegeda **CAL NO.:** 197-06-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 512-14 S. Claremont 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, the division of an improved zoning lot, the existing 2 dwelling unit building at 514 S. Claremont shall remain and after the division shall have a zero north side yard.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:03

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

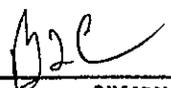
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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 divide an improved zoning lot, the existing 2 dwelling unit building at 514 S. Claremont shall remain and after the division shall have a north zero yard; 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: Sammie Parr Jr. USP Properties **CAL NO.:** 198-06-S
APPEARANCE FOR: Same **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 4647 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 off site accessory parking lot for private passenger automobiles, in a B3-3 Community Shopping District, to serve a night club located at 446-52 W. 47th Street.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:00

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

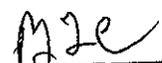
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; and

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 an off site accessory parking lot for private passenger automobiles, to serve a night club located at 446-52 W. 47th Street ;the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Sammie Parr Jr. USP Properties **CAL NO.:** 199-06-Z
APPEARANCE FOR: Same **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 4647 S. Vincennes Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B3-3 Community Shopping District, the establishment of an off-site accessory parking lot for private passenger automobiles to allow shared parking with a second non-residential use.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4: 03

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 May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 an off-site accessory parking lot for private passenger automobiles to allow shared parking with a second non-residential use; 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: Delmeako Marie Bailey/
dba Nubrian Kinks Hair Salon

CAL NO.: 200-06-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 74 E. 71st 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 B3-1 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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 AUG -9 P 4:03

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Violette Deschamps

CAL NO.: 201-06-S

APPEARANCE FOR:

MAP NO.: 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 1213 W. 51st Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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
 AUG -9 P 4:03

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 residential use below the ground floor in a proposed 2 dwelling 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

B2C

CHAIRMAN

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

APPLICANT: Clifford Panek **CAL NO.:** 202-06-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006

PREMISES AFFECTED: 1530 W. Chestnut Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a 2-story single family residence whose east side yard shall be 1'-6" instead of 2', a combined side yard total of 3'-6" instead of 5' and to allow the garage to occupy 70% of the rear yard instead of 60%.

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 PM 4:03

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

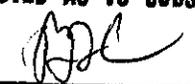
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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-story single family residence whose east side yard shall be 1'-6", a combined side yard total of 3'-6" and to allow the garage to occupy 70% of the rear yard; 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: John O'Mally **CAL NO.:** 203-06-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006

PREMISES AFFECTED: 3740-44 W. Wrightwood 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 3-story rear addition of 990 sq. ft. which is less than 15% of the floor area existing 50 years prior to the adoption of this ordinance and to erect 6 front yard balconies whose front yards shall be .97' instead of 20'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 JUN -9 P 4:03

THE VOTE

	AFFIRMATIV E	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 May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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 rear addition of 990 sq. ft. which is less than 15% of the floor area existing 50 years prior to the adoption of this ordinance and to erect 6 front yard balconies whose front yards shall be .97' 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.

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

APPLICANT: Heung Baek **CAL NO.:** 204-06-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 4651 N. Greenview Avenue/1511 W. Leland Avenue/4640 N. Clark Street
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 4-story 26 dwelling unit and commercial building whose rear yard, at the first residential level, shall be zero instead of 30'*

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4: 03

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

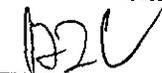
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2006; and

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; 4-story 26 dwelling unit and commercial 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.

* Amended at Hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL

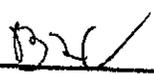
2006 AUG -9 P 4: 03

MINUTES OF MEETING:
May 19, 2006

CAL NO.: 204-06-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;

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 4848-70 N. Clark, LLC **CAL NO.:** 205-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-G
APPEARANCES AGAINST: Maria Deang **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 4862 N. Clark Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 10 dwelling unit and 2 retail unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:03

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

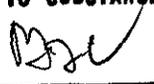
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 she is concerned about the amount of congestion that will be created with the addition of 10 dwelling units to the neighborhood. She stated that the neighborhood is already currently crowded and feels that this addition will create parking problems in the area; the applicant shall construct a mix use building. The neighborhood is dense but the building is compatible; the ground floor unit will be a CPAN unit; the applicant shall be permitted to establish 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 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

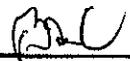
MINUTES OF MEETING:
May 19, 2006

CAL NO.: 205-060-S

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

BOARD OF APPEALS
R-806 CITY HALL
2006 AUG -9 P 4: 03

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 4848-70 N. Clark, LLC **CAL NO.:** 206-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-G
APPEARANCES AGAINST: Maria Deang **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 4858 N. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 10 dwelling unit and 2 retail unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 cases stated that she is concerned about the amount of congestion that will be created with the addition of 10 dwelling units to the neighborhood. She stated that the neighborhood is already currently crowded and feels that this addition will create parking problems in the area; the applicant shall construct a mix use building. The neighborhood is dense but the building is compatible; the ground floor unit will be a CPAN unit; the applicant shall be permitted to establish residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

2006 AUG -9 P 4:03

MINUTES OF MEETING:
May 19, 2006

CAL NO.: 206-06-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 quests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 4848-70 N. Clark, LLC **CAL NO.:** 207-06-S

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

APPEARANCES AGAINST: Maria Deang **MINUTES OF MEETING:** May 19, 2006

PREMISES AFFECTED: 4868 N. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 10 dwelling unit and 2 retail unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

R-800021-APP

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

2006 AUG -9 P 4:03

ZONING BOARD OF APPEALS -806 CITY HALL

2006 AUG -9 P 4:03

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 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 cases stated that she is concerned about the amount of congestion that will be created with the addition of 10 dwelling units to the neighborhood. She stated that the neighborhood is already currently crowded and feels that this addition will create parking problems in the area; the applicant shall construct a mix use building. The neighborhood is dense but the building is compatible; the ground floor unit will be a CPAN unit; the applicant shall be permitted to establish residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

BZC

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL

2006 AUG -9 P 4: 04

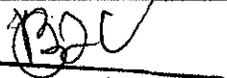
MINUTES OF MEETING:

May 19, 2006

CAL NO.: 207-06-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 quests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Lakeside Parking, Inc.

CAL NO.: 208-06-S

APPEARANCE FOR: James J. Banks

MAP NO.: 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 230 E. Cermak Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a non-accessory parking garage in an existing 3-story building, in a DX-7 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

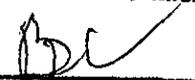
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; and

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 non-accessory parking garage in an existing 3-story 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 non-accessory parking 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
 R-806 CITY HALL
 2006 AUG -9 P 4:04

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

APPLICANT: Kevin and Linda Henderson **CAL NO.:** 209-06-A
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 604 N. Damen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed 2 car attached garage with a residential use above in an RS-3 Residential Single-Unit (Detached House) District. The Board had previously approved a 2nd floor addition over an existing garage with zero front yard and zero south yard (460-05-A and 461-05-Z). During construction of the addition the existing garage collapsed and appellants wish to rebuild the garage with the addition.

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

THE VOTE

2006 AUG -9 P 4:04
 BOARD OF APPEALS
 R-806 CITY HALL

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

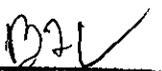
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant was previously granted an appeal and a variation in December of 2005 (case # 460-05-A & 461-05-Z). During construction of the addition the garage began to collapse. The appellant wishes to re-establish the garage with the addition. The Zoning Board will permit the appellant to re-establish the garage with the addition. The decision of the Zoning Administrator is reversed. A permit will be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Patrick J. Blair **CAL NO.:** 210-06-Z
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 15-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 5864 N. Natoma Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose total side yard combination shall be 7.56' (3.89' on the north and 3.67' on the south side yard) instead of 16.29'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:04

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 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-story single family residence whose total side yard combination shall be 7.56' (3.89' on the north and 3.67' on the south side yard); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to ~~unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted~~ will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Coles Property Group, LLC **CAL NO.:** 28-06-S
APPEARANCE FOR: Graham Grady **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 3932 W. Diversey 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 drug store with drive through facility in a M1-1 Limited Manufacturing/Business Park District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:08

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drug store 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-through facility, provided it is constructed consistent with the layout on the site plan prepared by McBride Engineering Inc., dated January 4, 2006, and design represented on the elevation drawings prepared by KMA & Associates, dated May 15, 2006. In addition, the final landscape plan must be 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;

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

B2C

APPLICANT: Amalgamated Bank of Chicago TR# 5423, CAL NO.: 29-06-S
 an Illinois Land Trust

APPEARANCE FOR: Graham Grady MAP NO.: 7-J

APPEARANCES AGAINST: None MINUTES OF MEETING:
 May 19, 2006

PREMISES AFFECTED: 2801 N. Pulaski Road/3950 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a M1-1 Limited Manufacturing/Business Park District, to accommodate the parking requirements for a retail drug store.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

ZONING BOARD OF APPEALS
 806 CITY HALL
 2006 AUG -9 P 4:04

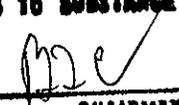
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for private passenger automobiles to accommodate the parking requirements for a retail drug store. 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 off site parking lot.

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: Roger Keaton

CAL NO.: 66-06-S

APPEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 3960 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed service station with a fast food restaurant and drive through in a B2-2 Neighborhood Mixed-Use District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT
E

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BOARD OF APPEALS
 R-306 CITY HALL

2006 AUG -9 P 4: 04

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Roger Keaton

CAL NO.: 67-06-Z

APPEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2006

PREMISES AFFECTED: 3960 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Neighborhood Mixed-Use District, a proposed service station and fast food restaurant with drive through whose area shall be 17,557 sq. ft. instead of 20,000 sq. ft..

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

THE VOTE

AFFIRMATIV E NEGATIVE ABSENT

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

AFFIRMATIV E	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING
BOARD OF APPEALS
R-806 CITY HALL

2006 AUG -9 P 4:04

APPROVED AS TO SUBSTANCE
B2U
CHAIRMAN

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

APPLICANT: Martha X. Nguyen Duong **CAL NO.:** 109-06-S
APPEARANCE FOR: Hugh D. Howard **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 19, 2006
PREMISES AFFECTED: 3407 W. North Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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 AUG -9 P 4: 04

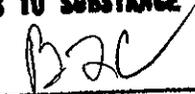
THE RESOLUTION:

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

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

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: Yale Schiff **CAL NO.:** 118-06-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 1523-27 N. California Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 8* dwelling units to be established in a 3-story building. The Department of Building records shows this building to have been a 36 dwelling single room occupancy building in an RS-3 Residential Single-Unit (Detached House) District. The 8th* dwelling unit will be in the basement.

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

THE VOTE

AFFIRMATIV E NEGATIVE ABSENT

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

AFFIRMATIV E	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4: 04

THE RESOLUTION:

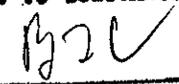
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 2006; and

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

~~WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and~~ being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to establish an 8 unit building in a building that is currently 36 single rooms. The appellant will be permitted to de-convert the 36 unit S.R.O. buiding to 8 dwelling units. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: JLM Builders, Inc. **CAL NO.:** 121-06-S
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 4956 N. Kimball Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site non-required accessory parking lot for 15 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve property located at 4944-54 N. Kimball.

**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 AUG -9 P 4: 04

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 an off site non-required accessory parking lot for 15 private passenger automobiles, to serve property located at 4944-54 N. Kimball 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 off-site, accessory parking lot, provided it is improved consistent with the layout and landscaping represented on the site/landscape plan prepared by C.E.S. Architecture, dated December 17, 2005.

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: JLM Builders, Inc. **CAL NO.:** 122-06-Z
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2006
PREMISES AFFECTED: 4956 N. Kimball Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site non-required parking lot whose front yard shall be 7' instead of 15'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 4:04

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

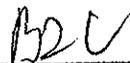
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 1, 2006; and

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 establish an off-site non-required parking lot whose front yard shall be 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: Antonio Villasenor **CAL NO.:** 454-05-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2006
PREMISES AFFECTED: 2242-46 W. 21st Place

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot containing 5 dwelling units. The division of the lot would create two new zoning lot (3,125 sq. ft.). The lot with building does not contain 5,000 sq. ft. to support the 5 remaining dwelling units. The existing building does not provide the required 2.5' west side yard in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

AFFIRMATIV E NEGATIVE ABSENT

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

AFFIRMATIV E	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 AUG -9 P 1:00

THE RESOLUTION:

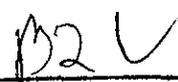
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to divide the improved zoning lot. He claims that the lot contains a 5 unit building and a separate lot contains only a 2 car garage. He stated that he has never combined the two lots and therefore he is entitled to wreck the garage and construct a new residential building. The Board agrees. The new lot at 2246 W. 21st Pl shall contain only 5 dwelling units. The lot at 2242 W. 21st Pl. Is a lot of record and is not part of any other parcel.

APPROVED AS TO SUBSTANCE


 CHAIRMAN