

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 256-06-S

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 8125 S. 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 proposed free standing wireless communication facility (140 foot mono pole) in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL
2006 SEP 14 A 10:08

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 257-06-Z

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 8125 S. Halsted Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

2006 SEP 14 A 10:08
BOARD OF APPEALS
R-806 CITY HALL

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 258-06-S

APPEARANCE FOR:

MAP NO.: 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 9000 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 proposed free standing wireless communication facility (140 foot mono pole) in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-006 CITY HALL
 2006 SEP 16 A 10:08

APPROVED AS TO SUBSTANCE
BJC
 CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 259-06-Z

APPEARANCE FOR:

MAP NO.: 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 9000 S. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

ZONING BOARD OF APPEALS
 R-006 CITY HALL
 2006 SEP 14 A 10:09

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 260-06-S

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 7003 S. Bell 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 free standing wireless communication facility (140 foot mono pole) in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 SEP 14 A 10:08

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 261-06-Z

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 7003 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-1 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

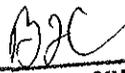
ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Supreme Bean Pie **CAL NO.:** 262-06-A
APPEARANCE FOR: Kamal Muhammad **MAP NO.:** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 7351 S. Stony Island Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to establish a bakery and distribution to be operated within a religious facility 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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

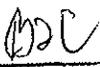
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006; 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 pies are manufactured for the use of the membership of the religious facility and also available to the public as a means of revenue enhancement. This will not be viewed as commercial enterprise but as an accessory use to the religious facility.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: David Elzinga **CAL NO.:** 263-06-Z

APPEARANCE FOR: John Pikarski **MAP NO.:** 7-G

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

PREMISES AFFECTED: 2631 N. Wayne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3rd floor addition whose south side yard shall be 1' instead of 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 3rd floor addition whose south side yard shall be 1'; 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

APPLICANT: Karl Barnichol and Sara S. Lippold **CAL NO.:** 264-06-Z
APPEARANCE FOR: Same **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 1907 N. Leavitt Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition and 1-story open porch whose north side yard shall 5 1/2" and the south side yard shall be 2-6" instead of a combined 4.8' with neither yards less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-606 CITY HALL
 2006 SEP 14 A 10:08

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 and 1-story open porch whose north side yard shall 5 1/2" and the south side yard shall be 2-6"; 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

[Handwritten Signature]

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

APPLICANT: Gerhard Zinserling **CAL NO.:** 265-06-Z

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

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

PREMISES AFFECTED: 1810 N. Honore 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 partial 3rd floor addition to an existing 3 1/2-story 3 dwelling unit building whose front set back shall be 9.1' instead of 14.45' and the south side yard shall be 1.13' instead of 2.58'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 partial 3rd floor addition to an existing 3 1/2-story 3 dwelling unit building whose front set back shall be 9.1' and the south side yard shall be 1.13'; 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

h2c

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

APPLICANT: Victory Outreach Chicago North, Inc. **CAL NO.:** 266-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 12-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 5154 S. Paulina Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for ten (10) female residents in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

THE VOTE

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

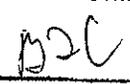
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 transitional residence for ten (10) female residents; 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 use.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Roger Keaton **CAL NO.:** 267-06-S

APPEARANCE FOR: Graham Grady **MAP NO.:** 13-I

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

PREMISES AFFECTED: 2800 W. Lawrence 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 service station with mini-mart, restaurant and car wash in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 service station with mini-mart, restaurant and car wash; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed service station, provided it is constructed consistent with the layout and design represented on the site plan approved by the Chicago Department of Transportation on April 21, 2006, and the elevation drawings dated July 21, 2006, prepared by Ronald P. Score Architects, 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

626

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

APPLICANT: Roger Keaton **CAL NO.:** 268-06-Z

APPEARANCE FOR: Graham Grady **MAP NO.:** 13-I

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

PREMISES AFFECTED: 2800 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed service station containing 17,625 sq. ft. instead of 20,000 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:08

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:

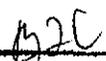
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a service station containing 17,625 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: Develop More, Inc. **CAL NO.:** 269-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 21, 2006
PREMISES AFFECTED: 2435 W. Grenshaw Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 2-dwelling unit building whose east and west side yards shall be zero instead of 1.7' each, the total combined side yards shall be zero instead of 3.4' and to reduce the minimum lot area to 1,957 sq. ft. instead of 2,000 sq. ft..

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 3-story 2-dwelling unit building whose east and west side yards shall be zero, the total combined side yards shall be zero and to reduce the minimum lot area to 1,957 sq. ft. the applicant shall establish 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

BAC

CHAIRMAN

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

APPLICANT: Island Grove Incorporated

CAL NO.: 270-06-S

APPEARANCE FOR:

MAP NO.: 19-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 7644 N. Sheridan Drive

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern in a B3-5 Community Shopping District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

2006 SEP 14 A 10:09
BOARD OF APPEALS
R-806 CITY HALL

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Lake Shore Development Corp. **CAL NO.:** 271-06-S
APPEARANCE FOR: Katriina McGuire **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 5501 N. Ashland Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1-story bank with a drive thru facility in a C1-2 Neighborhood Commercial District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 1-story bank with a drive thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Camburas & Theodore, Ltd., dated June 29, 2006 and that no ATM is located on the Ashland elevation, 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

B 20

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

APPLICANT: William E. Jones, Jr.

CAL NO.: 272-06-A

APPEARANCE FOR:

MAP NO.: 26-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 10736 S. Church Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a parking within 20' of the front yard for a single family residence with front drive-way and curb cut in an RS-2 Residential Single-Unit (Detached House) District.

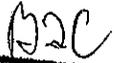
ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 20, 2006

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 SEP 14 A 10:09

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.:** 273-06-S
APPEARANCE FOR: Bernard Citron **MAP NO.:** 10-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 4050 S. Wentworth Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed junk yard/auto wrecking yard in a M2-3 Light Industry District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-306 CITY HALL
 2006 SEP 14 A 10:09

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

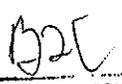
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 establish a junk yard and 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 it is effectively screened from the public right-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: Michael Harris **CAL NO.:** 274-06-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 1615-23 W. Wallen 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, 6 open front balconies to an existing 3-story residential building whose front yard shall be 4' instead of 15'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ADSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will be permitted to construct 6 open front balconies to an existing 3-story residential building whose front yard shall be 4'; 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

BZC

CHAIRMAN

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

APPLICANT: Sue Klose **CAL NO.:** 275-06-Z

APPEARANCE FOR: Aaron Zarkowsky **MAP NO.:** 5-G

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

PREMISES AFFECTED: 2108 N. Fremont Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story addition to a single family residence whose north and south side yards shall be zero instead of a combined 4.4' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 addition to a single family residence whose north and south side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: State Street Barbers, LLC **CAL NO.:** 276-06-S

APPEARANCE FOR: Graham Grady **MAP NO.:** 9-G

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

PREMISES AFFECTED: 3521-27 N. Southport* July 21, 2006

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 B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2006 SEP 14 A 10:00

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 July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 establish a barber shop; the testimony of the appraiser was that his business will not have an adverse impact on the community and is in character with the surrounding 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): The Department of Planning and Development recommends approval of 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

ML

CHAIRMAN

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

APPLICANT: Thymbria Condominium

CAL NO.: 277-06-Z

APPEARANCE FOR:

MAP NO.: 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 403-11 E. 50th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story 4 dwelling unit town home complex whose front wall, facing a public street, shall be 3' instead of 10', to reduce the end wall, facing a public street on a corner, to 2.75' instead of 5' and to reduce private yards to zero instead of a total of 700 sq. ft..

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

THE VOTE

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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Christian Missionary Baptist Church **CAL NO.:** 278-06-S
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 10367 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve the church located at 132 W. 104th Street.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:00

THE VOTE

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

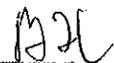
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 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 provided the applicant installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Christian Missionary Baptist Church **CAL NO.:** 279-06-Z
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 21, 2006
PREMISES AFFECTED: 10367 S. Wentworth Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the establishment of an off-site parking lot whose front yard shall be 7' instead of 20' and with zero side yards instead of 11.6', to serve the church located at 132 W. 104th Street.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 parking lot whose front yard shall be 7' and with zero side yards, to serve the church located at 132 W. 104th Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

CHAIRMAN

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

APPLICANT: Sixto Mendez **CAL NO.:** 280-06-S
APPEARANCE FOR: Edmund Smiejkowski **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 3807 W. 63rd Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2006 SEP 14 A 10:09

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on the community and is in character with the surrounding 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): The Department fo Planning and Development has no objection to the establishment of a beauty salon at this location.

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Juan and Pilar Gines

CAL NO.: 281-06-Z

APPEARANCE FOR:

MAP NO.: 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 1459 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 4-story commercial and residential building whose combined side yards shall be zero (zero for each side yard) instead of 5' with neither yard less than 2' and to reduce the required mid-point (on a through lot) to zero instead of 16'.

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

THE VOTE

ZONING BOARD OF APPEALS
R-806 CITY HALL
2006 SEP 14 A 10:09

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

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

APPLICANT: Wilmont Construction, Inc. **CAL NO.:** 282-06-Z
APPEARANCE FOR: Lisa Marino **MAP NO.:** 3-I
APPEARANCES AGAINST: Christopher Furman **MINUTES OF MEETING:**
 July 21, 2006
PREMISES AFFECTED: 1134-36 N. California Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 4'6" instead of 15', the combined side yards shall be 3' (1'-6" on the south and 1'-6" on the north) instead of 9'-6" with neither yard less than 3.84' and to reduce the rear open space to a total of 295 sq. ft. instead of 317 sq. ft..

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:09

THE VOTE

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

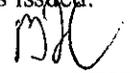
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that he is concerned about the height of the building and the density in the neighborhood that an eight additional units would add to the neighborhood. The objector also stated that he feels that the building would be out of character with the surrounding neighborhood. The applicant stated there are additional multi-family units within this neighborhood. The applicant shall construct a 4-story 8 dwelling unit building whose front yard shall be 4'6", the combined side yards shall be 3' (1'-6" on the south and 1'-6" on the north) and to reduce the rear open space to a total of 295 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: Shannonside Development, LLC

CAL NO.: 283-06-Z

APPEARANCE FOR:

MAP NO.: 2-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 708 S. Campbell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 6' instead of 12' and the north side yard shall be 2.62' instead of 5.36'.

ACTION OF BOARD--

CASE CONTINUED TO OCTOBER 20, 2006

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 SEP 14 A 10:10

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Angel Vega and Judith Vega-Club Continental, Inc. **CAL NO.:** 284-06-S
APPEARANCE FOR: James Stola **MAP NO.:** 13-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 2528 W. Catalpa 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 4-story 8 dwelling unit building whose front yard shall be 4'6" instead of 15', the combined side yards shall be 3' (1'-6" on the south and 1'-6" on the north) instead of 9'-6" with neither yard less than 3.84' and to reduce the rear open space to a total of 295 sq. ft. instead of 317 sq. ft. in a B3-2 Community Shopping District, to serve a restaurant located at 5515 N. Lincoln.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:10

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 25 private passenger automobiles; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

MJE

CHAIRMAN

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

APPLICANT: Angel Vega and Judith Vega-Club Continental, Inc. **CAL NO.:** 285-06-Z
APPEARANCE FOR: James Stola **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 2528 W. Catalpa Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the establishment of an off-site parking lot to serve two uses; one use is a Public Place of Amusement for a restaurant and the second is an existing office building.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:16

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 parking lot to serve two uses; one use is a Public Place of Amusement for a restaurant and the second is an existing office 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

BDE

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

APPLICANT: Angel Vega and Judith Vega-Club Continental, Inc. **CAL NO.:** 286-06-Z
APPEARANCE FOR: James Stola **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 5515 N. Lincoln Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a Public Place of Amusement within 125' of an RS-3 zoning district.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:10

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

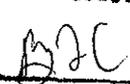
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 Public Place of Amusement within 125' of an RS-3 zoning district; 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: Kathy Hardin **CAL NO.:** 288-06-S

APPEARANCE FOR: Thomas Moore **MAP NO.:** 18-E

APPEARANCES AGAINST: Ronald Stewart, Kay Harris **MINUTES OF MEETING:**

PREMISES AFFECTED: 7249 S. St. Lawrence Avenue July 21, 2006

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

**ACTION OF BOARD--
APPLICATION DENIED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:10

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X	
Abstain		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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; several objectors stated this use has been in operation for more than one year. During that time numerous problems with the residents have occurred. Specifically the lack of support staff to Ms. Hardin. The residents loiter and some of their visitors have a caused a disturbance. Ms. Hardin stated she receives some help with the shelter from her relatives, but for the most part she runs the residence by herself. The Board does not believe Ms. Hardin has sufficient experience nor assistants to operate this shelter adequately; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is 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 denied and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends denial of the proposed transitional residence. The Department believes the density of this project is inappropriate for this RS-3 single-Unit district.

APPROVED AS TO SUBSTANCE

AmJL

the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will 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 not allow a variation to waive one required parking space. The applicant will return the property to the condition that existed when the permit was issued . The rolling gates shall be removed from the property. The application for a variation is denied.

APPROVED AS TO SUBSTANCE
B/C

CHAIRMAN

In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of the following:

1. Property in question can not yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance;
2. The practical difficulties or particular hardship are due to unique circumstances and are not generally applicable to other similarly situated property; and
3. The variation, if granted, will not alter the essential character of the neighborhood.

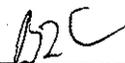
In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts:

1. Particular physical surroundings, shape or topographical condition of the specific property involved would result in particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. The conditions upon which the petition for a variation is based would not be applicable, generally, to the other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The applicant has testified that he erected the Over Head Roll In Door system to provide security for the units. He had seen other rolling gate systems that had to be maintained due to dirt and snow problems and that this system was superior. The over head gate system cost three times more and the cost of removing it would effect his reasonable return. He did not state how this would effect his reasonable return. The architect stated that the gate system does make one parking space sub-standard. The architect also stated that this gate system does not alter the essential character of the neighborhood, does not affect the public's safety, does not reduce the surrounding property values but did not offer the reason for this opinion. The applicant stated that the gate system makes one parking space 8" too narrow.

The Board finds that the parcel was developed and permitted with 7 rear yard parking spaces, all parking spaces were 8 feet wide and there was no practical difficulties or practical hardships when the property was originally constructed. The Board will not the waiver of a lawful parking space for an sub-standard space. This ordinance requires one parking space for each dwelling unit. There is no evidence presented to show a unique circumstance which created a practical difficulty. The building was constructed with 7 proper sized parking spaces but the builder changed the design (parking layout). The new layout and rolling gates does not comply with the code because it makes one parking space to narrow (7'-4"). The applicant had approved parking and changed it by adding this gate system without a permit. The waiver of the parking space will make one dwelling unit without required parking. The applicant stated he cannot make a reasonable return if he must remove the gate system. He did not state why. The Board will note that the value of this property exceeds one million dollars. The Board finds this alleged practical difficulty or practical hardships was created by the applicant when he changed the design and constructed the structure without a permit. The Board also denies the waiver of one required parking space and will also deny the request to reduce the rear yard to zero to allow the 10 foot fence or gate structure to remain. The structure will be removed with permit as required;

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Lake & Waller, LLC **CAL NO.:** 287-06-Z

APPEARANCE FOR: Rolando Acosta **MAP NO.:** 1-M

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

PREMISES AFFECTED: 457 N. Waller Avenue/5649 W. Race 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, 26 town houses which shall have the end wall, facing a public street, reduced to 3' instead of 10', the end wall, facing another end wall, shall be 5' instead of 10'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:10

THE VOTE

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

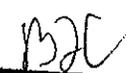
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 26 town houses which shall have the end wall, facing a public street, reduced to 3' , the end wall, facing another end wall, shall be 5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Kimberly Parson **CAL NO.:** 289-06-S
APPEARANCE FOR: Same **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 4310 S. Prairie Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern in a B3-3 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

2006 SEP 14 A 10:10
 BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 tavern; 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 denial of the proposed tavern because of its close proximity to residential dwellings.

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: SWC 95th & MLKLLC **CAL NO.:** 290-06-S
APPEARANCE FOR: David Narefsky **MAP NO.:** 24-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 347 E. 95th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive thru facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

Zoning
 BOARD OF APPEALS
 R-905 CITY HALL
 2006 SEP 14 A 10:10

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 drug store with drive thru 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 proposed drive-through facility, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Base Ten Architects, Inc dated July 16, 2004, and provided the final landscape plan is approved by the Department of Planning and Development. The department notes that a special use application for this project was previously approved by the Board as case no. 233-04-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: Luis Pena Sr. **CAL NO.:** 291-06-Z
APPEARANCE FOR: Same **MAP NO.:** 9-N
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 July 21, 2006
PREMISES AFFECTED: 3459 N. Rutherford 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 2nd floor addition to an existing single family residence whose front yard shall be 15.31' instead of 17.91', the total combined side yards shall be 8.3' (3'-6" on the south and 4'-9" on the north) instead of 9.38' with neither yard less than 4'.

ACTION OF BOARD--
VARIATION GRANTED

BOARD OF APPEALS
 R-905 CITY HALL
 2006 SEP 14 A 10:10

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor addition to an existing single family residence whose front yard shall be 15.31', the total combined side yards shall be 8.3' (3'-6" on the south and 4'-9" on the north); 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

BJC

 CHAIRMAN

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

APPLICANT: Tom Arndt **CAL NO.:** 292-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 1834 W. Cornelia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a rear one and two story addition to an existing 2-story single family residence whose west side yard shall be zero instead of 2' and to increase the existing floor area by no more than 15% (328 sq. ft.) of the floor area which existed prior to the passage of this ordinance.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:10

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 one and two story addition to an existing 2-story single family residence whose west side yard shall be zero and to increase the existing floor area by no more than 15% (328 sq. ft.) of the floor area which existed prior to the passage of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

MJC

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

APPLICANT: Delphi Corporation **CAL NO.:** 293-06-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 11-G

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

PREMISES AFFECTED: 4146 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM5.5 Residential Multi-Unit District, a proposed 4-story 23 dwelling unit building whose west side rear yard shall be zero instead of 28.5' and east front yard shall be zero instead of 12'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2006 SEP 14 A 10:10

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

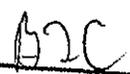
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 23 dwelling unit building whose west side rear yard shall be zero instead of 28.5' and east front yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL

2006 SEP 14 A 10:10

MINUTES OF MEETING:

July 21, 2006

CAL NO.: 293-06-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

[Handwritten Signature]

CHAIRMAN

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

APPLICANT: Leonard DiCristofano **CAL NO.:** 294-06-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 17-0
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 6487-6501 N. Northwest Highway

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow, in an RM4.5 Residential Multi-Unit District, a proposed driveway on Northwest Highway to access the rear parking space. Section 17-2-0402-A states: In all R districts except RS1 & RS2 all off-street parking must be accessed on the abutting alley. The Zoning Administrator states there is an improved abutting alley behind this parcel and parking.

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

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10 10

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 July 21, 2006; and

WHEREAS, the district maps show that the premises is located in an RM4.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant testified this property has an alley adjoining the property but the that the only means of ingress and egress is over 600 feet away at Oketo Avenue. The alley dead ends behind the property and should thus be considered the alley to be unimproved. The applicant stated that a driveway on Northwest Highway will not affect the flow of traffic. The Board will allow a driveway to access Northwest Highway from the rear parking of the property.

APPROVED AS TO SUBSTANCE

Brc

CHAIRMAN

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

APPLICANT: Phillip B. Lazzaro

CAL NO.: 295-06-S

APPEARANCE FOR:

MAP NO.: 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 325 W. 31st 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 off site accessory parking lot to fulfill the parking requirements for 3 private passenger vehicles to serve the restaurant located 335 W. 31st Street.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 15, 2006

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 SEP 14 A 10:11

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Ricardo Negron **CAL NO.:** 296-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 846-48 N. Massasoit Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing single family residence at 848 N. Massasoit shall has a south side yard of .62' instead of 2' and combined side yards shall be 2.14' instead of 5'. No relief is sought for the new zoning lot at 846 N. Massasoit.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10 11

THE RESOLUTION:

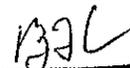
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

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 divide an improved zoning lot. The existing single family residence at 848 N. Massasoit shall has a south side yard of .62' and combined side yards shall be 2.14'. No relief is sought for the new zoning lot at 846 N. Massasoit; 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: Schillaci Birmingham Development, Inc. **CAL NO.:** 297-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: Vicki Sinar **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 2620 N. Racine Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 7 dwelling unit building whose front yard shall be 7'-6" instead of 14.96'.

**ACTION OF BOARD--
 VARIATION GRANTED**

400 Living
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 did not receive proper notification ; she is opposed to this project, however she did appear at the hearing and was heard by the Board; the applicant shall be permitted to construct a 4-story 7 dwelling unit building whose front yard shall be 7'-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

BHL

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

APPLICANT: Schillaci Birmingham Development, Inc. **CAL NO.:** 298-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: Vicki Sinar **MINUTES OF MEETING:**
 July 21, 2006
PREMISES AFFECTED: 2614 N. Racine Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 7 dwelling unit building whose front yard shall be 7'-6" instead of 14.96'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 did not receive proper notification ; she is opposed to this project, however she did appear at the hearing and was heard by the Board; the applicant shall be permitted to construct a 4-story 7 dwelling unit building whose front yard shall be 7'-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.

MEMBER AS TO SUBSTANCE

Bret

Chairman

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

APPLICANT: HUB Housing Cooperative, Inc. **CAL NO.:** 299-06-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 6-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 21, 2006
PREMISES AFFECTED: 2358 S. Marshall Boulevard/2900-48 W. 24th 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, an expansion of the 3rd floor roof and dwelling unit to a 2 and 3 story existing residential building whose west rear yard shall be zero instead of 30', the north side yard shall be 2'-11" instead of 4.08' with the combined side yards of 2'-11" instead of 10.2' and to increase the existing floor area by no more than 15% (420 sq. ft.) of the floor area that existed 50 yards prior to the passage of this ordinance.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2006 SEP 14 A 10:11

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 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 expand the 3rd floor roof and dwelling unit to a 2 and 3 story existing residential building whose west rear yard shall be zero , the north side yard shall be 2'-11", with the combined side yards of 2'-11" and to increase the existing floor area by no more than 15% (420 sq. ft.) of the floor area that existed 50 yards prior to the passage of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Michael Scoby

CAL NO.: 300-06-Z

APPEARANCE FOR: Dean Maragos

MAP NO.: 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 1826-30 W. Race Street*

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition whose rear yard shall be 10' instead of 25.34', the combined side yards shall be 5.1' instead of 9.6' and to reduce the required open space to a total of 249 sq. ft. instead of 282 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

CLERK
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

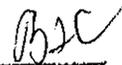
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

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 whose rear yard shall be 10', the combined side yards shall be 5.1' and to reduce the required open space to a total of 249 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: Roger Keaton

CAL NO.: 67-06-Z

APPEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 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 OCTOBER 20, 2006

THE VOTE

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

ZONING BOARD OF APPEALS R-806 CITY HALL 2006 SEP 14 A 10:11

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Ramiro Ibarra **CAL NO.:** 129-06-Z
APPEARANCE FOR: Same **MAP NO.:** 12-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 5256 S. Albany Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, an existing front portico/canopy whose front yard shall be zero instead of 20. Section 17-2-0402-B states individual garages are accessed directly from a public street, garages doors, and all required off-space parking spaces must be set back at least 20 feet from the front property line.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

ZONING BOARD OF APPEALS
 306 SEP 14 A 10:11
 306-306 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has removed the garage door from the entry point of his property. He still needs a variation to allow the brick canopy, which shall have a zero lot line. The Board will grant a zero front yard for the brick structure at the front property line; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: McDonald's Corporation **CAL NO.:** 150-06-S
APPEARANCE FOR: Timothy Hinchman **MAP NO.:** 17-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 21, 2006
PREMISES AFFECTED: 6900 N. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive-through facility in a C2-2 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

THE VOTE

Zoning
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

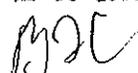
THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed fast food restaurant with drive-through facility, provided that it is constructed consistent with the layout and design represented on the site plan and approved by the Chicago Department of Transportation on July 20, 2006, and the elevation drawings dated July 21, 2006, prepared by McDonald's USA, LLC, 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: Petru Cladovan **CAL NO.:** 160-06-S
APPEARANCE FOR: John Pikarski **MAP NO.:** 10-G
APPEARANCES AGAINST: Thomas E. Fraser **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 4359 S. Vincennes Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 15 private passenger automobiles, in an B2-3 Neighborhood Mixed Use District, to serve a residential building located at 501 E. 44th Street.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

THE VOTE

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

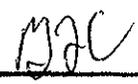
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector's in this case stated that they are opposed to a parking lot being established at this location because they feel that it is out of character with the neighborhood. The objector's stated that they would prefer that another residence be constructed at that location; the applicant will be permitted to establish an accessory off site parking lot for 15 private passenger automobiles, to serve a residential building located at 501 E. 44th 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):

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Petru Cladovan **CAL NO.:** 161-06-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 10-G
APPEARANCES AGAINST: Thomas E. Fraser **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 4359 S. Vincennes Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Community Shopping District, parking spaces to be established within 20 feet of the front property line and to reduce the required north yard to 7'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

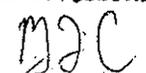
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector's in this case stated that they are opposed to a parking lot being established at this location because they feel that it is out of character with the neighborhood. The objector's stated that they would prefer that another residence be constructed at that location; the applicant shall be permitted to establish parking spaces within the first 20 feet of the property line and to reduce the required north yard to 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: Oscar M. Castillo **CAL NO.:** 192-06-S

APPEARANCE FOR: Same **MAP NO.:** 13-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 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--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2006 SEP 14 A 10:11

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 class II recycling facility. All recycling must performed indoors; 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 a class II recycling facility, provided all processing and handling of materials occurs indoors.

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: Donna Rose Gilcrease

CAL NO.: 222-06-Z

APPEARANCE FOR:

MAP NO.: 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 921 W. 31st Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing 3-dwelling unit building whose rear yard shall be 24' instead of 31' and the combined side yards shall be zero instead of 5' with neither more than 2'.

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

THE VOTE

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

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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:11

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Fifth Third Bank

CAL NO.: 246-06-S

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 601-29 S. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with drive thru facility in a DX-12 Downtown Mixed-Use District.

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

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:12

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Mary Wolfgang **CAL NO.:** 239-06-S
APPEARANCE FOR: Dean Maragos **MAP NO.:** 11-I
APPEARANCES AGAINST: Mark Sargis, Caryn Swiatek **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 4606 N. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of fortune telling service on the 1st floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 21, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector's in this case stated that they are opposed to this business opening at this location because they feel that this type of business will have an adverse impact on the surrounding businesses. The Board finds that this type of business is not out of character with the neighborhood; the applicant has an established business that she is moving only a few blocks away; the applicant will be permitted to establish a fortune telling service; 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 use provided the hours of operation are Monday through Saturday, between the hours of 8:00 a.m. and 8:00 p.m, and that the applicant does not use neon, flashing or changing image signs.

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Fifth Third Bank

CAL NO.: 247-06-Z

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2006

PREMISES AFFECTED: 601-29 S. Clark Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, a Class 2 Street (section 17-4-0704B and section 17-13-1003S A & B), the relocation and widening of two driveways for a proposed bank.

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

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:12

APPROVED AS TO SUBSTANCE

BC

CHAIRMAN

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

APPLICANT: Thomas Harboe **CAL NO.:** 255-06-Z
APPEARANCE FOR: Rolando Acosta **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2006
PREMISES AFFECTED: 2142 N. Dayton Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3 floor rear addition whose front yard set back shall be zero instead of 15' combined side yards shall be zero each instead of 3.94' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 14 A 10:12

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

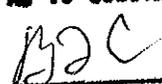
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 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 floor rear addition whose front yard set back shall be zero, combined side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN