

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

APPLICANT: Alice Michaels **CAL NO.:** 39-07-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 19-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 7611 N. Sheridan Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a dwelling unit in the basement which has not been shown to be in existence 50 years before the passage of the ordinance and for which no permit exists which legalize the basement unit in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ZONING BOARD OF APPEALS
 R-305 CITY HALL
 FEB 16 2007 12:59

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 February 16, 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 appellant testified the basement dwelling unit existed in the present condition for over 50 years. The Board hereby finds the basement dwelling unit to be lawful non-conforming and this unit should have a permit issued to reflect its existence.

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Waste Management of Illinois, Inc. **CAL NO.:** 40-07-S
APPEARANCE FOR: Graham Grady **MAP NO.:** 32-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 13001-13745 S. Bishop Ford Freeway
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 the continue use of an existing sanitary land fill and recycling facility in an M3-3 Heavy Industry District. The subject property first was heard at the ZBA in 1975 (#201-75-S) and continues to be under the Board's jurisdiction for review.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	5	
X		
X		
X		

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 23 PM 12:58

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 continue the current use as a landfill and recycling 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 continued use of the existing sanitary landfill and recycling facility provided the applicant fully complies with the conditions set forth in the permits issued by the Chicago Department of Environment (DOE) and provided the implementation of the DOE approved end use plan is carried out in full. This matter shall be heard by the Board two years after the issuance of this resolution. The Board shall retain jurisdiction of this matter for review.

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: Teamwork Group Inc. dba LaChamba **CAL NO.:** 41-07-S
APPEARANCE FOR: Jorge Reynoso **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1102 W. 18th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 23 P 05:58

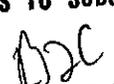
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 day labor employment office; 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 day labor employment office.

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: Elite Labor Services on 55th, Ltd. **CAL NO.:** 42-07-S
APPEARANCE FOR: Michael Hill **MAP NO.:** 12-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 3244-48 W. 55th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer service in a B3-1 Community Shopping District

ZONING BOARD OF APPEALS
 CITY OF CHICAGO
 CITY HALL
 FEB 16 2007 12:50

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 day labor employment office; 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 day labor employment office.

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

APPROVED AS TO SUBSTANCE

BAL

CHAIRMAN

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

APPLICANT: Elite Labor Services on 55th, Ltd.

CAL NO.: 42-07-S

APPEARANCE FOR: Michael Hill

MAP NO.: 12-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 3244-48 W. 55th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer service in a B3-1 Community Shopping District.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007 12:55

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 day labor employment office; 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 day labor employment office.

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: Impressionist Homes on Dayton, LLC **CAL NO.:** 43-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 2723 N. Dayton Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3 ½-story single family residence whose combined side yards shall be 4'-4" (3' on the north and 1'-4" on the south) instead of the combined yards of 5' with neither yard less than 2' and the rear yard shall be 22'-2" instead of 34'-9".

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		

ZONING BOARD OF APPEALS
 R-366 CITY HALL
 FEB 23 P 12:59

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 ½-story single family residence whose combined side yards shall be 4'-4" (3' on the north and 1'-4" on the south) and the rear yard shall be 22'-2"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Nancy and Glen Taylor **CAL NO.:** 44-07-A
APPEARANCE FOR: John George **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 1330 N. State Parkway
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 4th story green house which exceeds 47' in height. This parcel is located within an RM-5 Residential Multi-Unit (Near North Historic I) District which will allow a building to be 45' in height or a 4 story building.

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007 12:50 PM

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 February 16, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-5 Residential Multi-Unit (Near North Historic I) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: This property was built to the existing height in 1999. This matter is before the Board to allow an open air porch to be enclosed. This district allows 45' in height 4 stories whichever is greater. The Board finds this building was built at four stories and the enclosure of the porch will not exceed the permitted height. The Board will reverse the decision of the Zoning Administrator and allow the enclosure. A permit shall be issued before the work is commenced.

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Nancy and Glen Taylor

CAL NO.: 45-07-Z

APPEARANCE FOR: John George

MAP NO.: 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 1330 N. State Parkway

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit (Near North Historic I) District, a proposed 4th story enclosure for a green house which will increase the floor area by 390 sq. ft. and reduce the rear yard to 23' instead of 39.13'.

ZONING BOARD OF APPEALS
 1-306 CITY HALL
 FEB 23 P 12:59

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

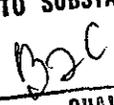
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4th story enclosure for a green house which will increase the floor area by 390 sq. ft. and reduce the rear yard to 23'; 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: 1800 N. Western, LLC **CAL NO.:** 46-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1800 -10 N. Western Avenue/
 2402-10 W. Bloomingdale*
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 18 dwelling unit and retail building whose rear yard shall be 20' instead of 30.9'.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007 12:59 PM

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 18 dwelling unit and retail building whose rear yard shall be 20'; this development will contain one CPAN unit the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

BZ

CHAIRMAN

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

ZONING
BOARD OF APPEALS
R-305 CITY HALL

FEB 16 2007 12:59

MINUTES OF MEETING:
February 16, 2007

CAL NO.: 460-07-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



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

APPLICANT: Laura Whittemore **CAL NO.:** 47-07-A
APPEARANCE FOR: Same **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 2036 W. 18th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2nd floor addition in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 CITY HALL
 8-3036 CITY HALL
 FEB 23 2007

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 February 16, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that she is seeking to add a second floor to her existing single family home. She stated that she wishes to add additional bedrooms and a bathroom. The Zoning for her property is C1-2. The appellant shall be permitted to construct an addition to her existing home. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: LaSalle Bank **CAL NO.:** 48-07-S
APPEARANCE FOR: Kris Murphy **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 2300 W. Madison 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 bank facility with drive thru in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

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

2007 FEB 23 P 12:50
 BOARD OF APPEALS
 2300 W. MADISON ST
 CHICAGO, IL 60612

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 and construct a bank facility with drive thru; 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 construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by RGLA and dated February 14, 2007 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

Handwritten signature/initials

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

APPLICANT: 1425 W. Grand LLC **CAL NO.:** 49-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1421-25 W. Grand 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, 4-story 8 dwelling unit building whose front yard, facing Grand Avenue, shall be 13' instead of 15', the front yard facing Ferdinand shall be zero instead of 15', east side yard shall be zero instead of 5', to reduce the required side yards to zero on the east side and 5' on the west instead of 10' and to reduce the minimum 20' set back for a front garage door (facing Ferdinand) to zero.

ACTION OF BOARD--
VARIATION GRANTED IN PART AND DENIED IN PART

THE VOTE

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 23 P 1:00

AFFIRMATIVE	NEGATIVE	ABSENT
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 February 16, 2007, after due notice thereof as provided under Section 17-13-01.07A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 8 dwelling unit building whose front yard, facing Grand Avenue, shall be 13', to reduce the required side yards to zero on the east side and 5' on the west; the request for a zero front yard setback from Ferdinand is denied; 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: 1425 W. Grand LLC **CAL NO.:** 50-07-A

APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007

PREMISES AFFECTED: 1421-25 W. Grand Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow required off street parking to be located in and to have a setback of 20 feet from the front property line. The set back may be eliminated on zoning lots which have a substandard depth of less than 125'. This lot is 151 feet deep in a RM-5 Residential Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 23 11:00 AM

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 February 16, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-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 appellant has requested an elimination of the setback of 20 feet from Ferdinand Street in order to place 2 required parking spaces in that area. § 17-2-0402-B allows reduction of this setback on zoning lots which have substandard lot depth as defined in § 17-17-02174 (lot depth of less than 125 feet). This lot is 151 feet in depth and therefore the reduction shall not be applied. The Board affirms the decision of the Zoning Administrator.

APPROVED AS TO SUBSTANCE

[Signature]

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

APPLICANT: BGD & C Corporation

CAL NO.: 51-07-Z

APPEARANCE FOR:

MAP NO.: 43

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 1842-46 N. Howe 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-story single family residence whose rear yard shall be 22' instead of 34'-10".

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

BOARD OF APPEALS
20-005 CITY HALL

FEB 16 23 P

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

APPROVED AS TO SUBSTANCE
BGC

CHAIRMAN

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

APPLICANT: Amy Vondra and Jamie Stark **CAL NO.:** 52-07-Z
APPEARANCE FOR: John Fritchey **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1630 W. Beach 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 rear yard foundation for a breezeway connection from the residence to the proposed garage and below grade storage room whose rear yard shall be zero instead of 28'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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

REC'D
 FEB 23 P 1:00
 BOARD OF APPEALS
 ROOM 905 CITY HALL

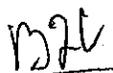
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 yard foundation for a breezeway connection from the residence to a garage and below grade storage room whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Douglas and Joanne Scott

CAL NO.: 53-07-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 2150 W. Pierce Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story rear addition to an existing 3 dwelling unit building whose east side yard shall be 7' instead of 4.4', the north side yard shall be 12'-2" instead of 29.4', to reduce the north rear yard open space to 212 sq. ft. instead of 350 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

FEB 23 P 1:00
 BOARD OF APPEALS
 ROOM 905 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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story rear addition to an existing 3 dwelling unit building whose east side yard shall be 7, the north side yard shall be 12'-2", to reduce the north rear yard open space to 212 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
 BJC
 CHAIRMAN

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

APPLICANT: Surraya Petroleum, Inc. **CAL NO.:** 54-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 11101 S. Langley 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 gasoline service station in a C1-1 Neighborhood Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007 1:00

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 gasoline service station; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed improvements and reopening of the existing gas station provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Proyect studio, LLC and dated November 21, 2006, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE
DJG
 CHAIRMAN

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

APPLICANT: Roger Nelson **CAL NO.:** 55-07-A
APPEARANCE FOR: Paula Nelson Prose **MAP NO.:** 26-H
APPEARANCES AGAINST: Whitney Mayster Stephan Paluch **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 1704 W. 104th Place (Walter Burley Griffin Pl.)

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the height of a garage (accessory building) to be 19' instead of 15'. The garage has been built and contains a dormer with a 2nd floor storage area in an RS-1 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

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

BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007

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 February 16, 2007; and

WHEREAS, the district maps show that the premises is located in an RS-1 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant filed a request for a building permit to construct a garage whose height would be 15 feet. The permit was issued for a 15' structure. The applicant built a garage and added a dormer which was not shown on the permit application. The dormer raised the height of the building to 19 feet. § 17-9-201E states no accessory building (garage) or structure located in a required rear yard setback may exceed 15 feet in height. The Board finds that this garage/ accessory building is located in the rear yard setback and is 19 feet in height. The appellant has built contrary to the zoning code. The decision of the Zoning Administrator is affirmed. The building shall be brought in conformity with the permit that was issued. The dormer shall be removed and an amended building permit shall be issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Roger Nelson **CAL NO.:** 56-07-Z
APPEARANCE FOR: Paula Nelson Prose **MAP NO.:** 26-H
APPEARANCES AGAINST: Whitney Mayster Stephan Paluch **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 1704 W. 104th Place (Walter Burley Griffin Pl.)

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, a proposed garage whose west side yard shall be 2'-10" instead of 4'. The height of the garage shall be increased to 19' instead of 15' which is contrary to section 17-0-0201-E.

ACTION OF BOARD--
VARIATION GRANTED IN PART AND DENIED IN PART

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

FEB 23 P 1:00
 BOARD OF APPEALS
 ROOM 905 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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has denied the appeal set forth in case # 55-07-A. The height of the accessory building shall be reduced to 15 feet. The dormer shall be removed with a permit. The Board will grant a variation of the west side yard to 2'-10" instead of 4' . A permit shall be issued to reflect this decision; 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: Steven Hernew **CAL NO.:** 57-07-Z
APPEARANCE FOR: Same **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 6003-05 S. Artesian 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 enclosing of 2 rear porches. The building shall have a zero north side yard, to reduce the combined side yard to 1.56' instead of 11.3' and to reduce the rear yard to 24' instead of 37' to an existing 10 dwelling unit building.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

FEB 23 2007
BOARD OF APPEALS
ROOM 905 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X	1:00	
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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 enclose 2 rear porches, the building shall have a zero north side yard, a reduced combined side yard of 1.56' and a reduced rear yard of 24' to an existing 10 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Catholic Charities of the Archdiocese of Chicago **CAL NO.:** 58-07-S

APPEARANCE FOR: Michele Bianchi **MAP NO.:** 14-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** February 16, 2007

PREMISES AFFECTED: 6200 -32 S. Sangamon Street*

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence and day care facility in an existing 2 & 3 story building in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

BOARD OF APPEALS
ROOM 905 CITY HALL
FEB 23 P 1 00

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a transitional residence and day care facility in an existing 2 & 3 story building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
BZC

CHAIRMAN

* Amended at Hearing

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

APPLICANT: Bennetta P. and Frederick Young **CAL NO.:** 59-07-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 6434 S. Dorchester Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed 3-story single family residence with an attached front garage. Section 17-2-0402A states all off-site street parking must be accessed off the abutting alley unless the subject zoning lot lacks access to an improved alley. The rear lot is 15.55 feet wide at the alley in an RM-5 Residential Multi-Unit District.

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

THE VOTE

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

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

FEBRUARY 23 11:08 AM
 BOARD OF APPEALS
 ROOM 905 CITY HALL

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-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 rear of this zoning lot measures 15.55 feet there is also a utility pole and a neighboring dwelling unit adjoining this parcel. The appellant is not able to erect a 2 car garage at the rear of the zoning lot. The appellant wishes to retain an open rear yard for her family's enjoyment. The Board hereby finds that a 2 car garage may not be safely placed at the rear of this zoning lot. The applicant shall provide parking off the front street of this zoning lot.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Elondust P. Johnson and Stephen J. Lewis **CAL NO.:** 60-07-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 12-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 4953 S. Vincennes Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose combined side yards shall be 3' (zero on the north and 3' on the south) instead of 4.9' with neither yard less than 2 feet.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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

FEBRUARY 23 2 23 P 1:0
 ZONING BOARD OF APPEALS
 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE

BCL

 CHAIRMAN

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

APPLICANT: James Ronan **CAL NO.:** 63-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 6157 N. Kenmore 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 5-story 8 dwelling unit building whose combined side yards shall be 5' (zero on the south and 5' on the north) instead of 10' and the rear yard shall be 33'-7" instead of 45'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

RECEIVED
 ZONING BOARD OF APPEALS
 CITY HALL
 FEB 16 2007 2:23 P M

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 5-story 8 dwelling unit building whose combined side yards shall be 5' (zero on the south and 5' on the north) and the rear yard shall be 33'-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

BZE
CHAIRMAN

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

APPLICANT: DMCR LLC **CAL NO.:** 64-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 6159 N. Kenmore 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 5-story 8 dwelling unit building whose combined side yards shall be 5' (zero on the south and 5' on the north) instead of 10' and the rear yard shall be 33'-7" instead of 45'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

OFFICE OF APPEALS
 6159 N. KENMORE AVENUE
 CHICAGO, IL 60630
 FEB 23 2007 1:00 PM

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 5-story 8 dwelling unit building whose combined side yards shall be 5' (zero on the south and 5' on the north) and the rear yard shall be 33'-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
BH

CHAIRMAN

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

APPLICANT: Thomas Stringer

CAL NO.: 65-07-Z

APPEARANCE FOR:

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 456 W. Barry Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed rear west 8 foot high brick wall which shall be zero side yard rather than 2'-8" to an existing 3-story single family residence.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

RECEIVED
BOARD OF APPEALS
CITY OF CHICAGO
MARCH 23 2007

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

D2C

CHAIRMAN

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

APPLICANT: Key Elements LLC **CAL NO.:** 66-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 1118 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story rear addition whose combined side yards shall be 4.2' (zero on the north and 4.2 on the south) instead of 4.8' with neither yard less than 2', to reduce the rear yard and 29' instead of 37.58', to reduce the open space shall be 158 sq. ft. and to increase the existing area to 596 sq. ft. which existed prior to the passage of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 8-333 CITY HALL
 23 P 1:01

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story rear addition whose combined side yards shall be 4.2' (zero on the north and 4.2 on the south), to reduce the rear yard and 29' , to reduce the open space shall be 158 sq. ft. and to increase the existing floor area to 596 sq. ft. 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

B26

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

APPLICANT: Studio 20/20 **CAL NO.:** 67-07-S
APPEARANCE FOR: Lisa Marino **MAP NO.:** 7-N
APPEARANCES AGAINST: Margaret Brown **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 6924 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.

BOARD OF APPEALS
 CITY HALL
 FEB 23 P 1:01

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 she is opposed to the establishment of a salon at this location. She stated that she feels that this business would be too close to a similar establishment and is not beneficial to the neighborhood. The applicant shall be permitted to 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 of 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: Continental Assurance Company

CAL NO.: 68-07-S

APPEARANCE FOR:

MAP NO.: 2-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 333 S. Wabash 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 two high rise business identification signs. The signs will be 580 feet above grade and located on the north and south facade in a DC-16 Downtown Core District.

ACTION OF BOARD--
CASE CONTINUED TO MAY 18, 2007

FEBRUARY 23 P 1:01
 BOARD OF APPEALS
 ROOM 905 CITY HALL

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Brayton Gray and Sophia de la Mar **CAL NO.:** 69-07-Z
APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 5-F
APPEARANCES AGAINST: Tom Moloauer, James Choca, Marjorie Michel **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 2121 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing single family residence whose north side yard shall be 2'-9" instead of 3.68' and the rear yard shall be 15'-3 3/4" instead of 29.68'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Recused		
X		
X		
X		

BOARD OF APPEALS
 CITY HALL
 FEB 16 2 23 P M

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are opposed to the variation being granted because it would destroy the historical nature of the residence. They also feel that the addition would be out of character with the historic character of the neighborhood. The neighbors are opposed to the size of the addition and stated that they feel that are opposed to set back variations being granted because it would fill in the entire lot. The applicant states the property is in a landmark distinct and the only possible addition would be to the rear of the current structure. The Board agrees and finds that the addition is a reasonable expansion; the applicant shall be permitted to construct a 2-story rear addition to an existing single family residence whose north side yard shall be 2'-9" and the rear yard shall be 15'-3 3/4"; 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

B26
 CHAIRMAN

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

APPLICANT: Kim Nero **CAL NO.:** 70-07-Z
APPEARANCE FOR: Same **MAP NO.:** 9-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 7801 W. Forest Preserve 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 rear addition whose rear yard shall be 11.55' instead of 35.44', to reduce the total side yards from 9' to 5.94' (2.96' on the west and 2.98' on the east) with neither yard less than 4.0'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007 2:23 P M

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 rear addition whose rear yard shall be 11.55', to reduce the total side yards from 9' to 5.94' (2.96' on the west and 2.98' on the east); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Bac
CHAIRMAN

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

APPLICANT: Belle Plaine Garden Condo Assoc. **CAL NO.:** 71-07-Z
APPEARANCE FOR: John Fritchey **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 3549-51 W. Belle Plaine Avenue/4055-57 N. Central Park 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 4-story enclosed rear porch whose rear yard shall be 10'-6" instead of 37', to exceed the existing floor area by 575 sq. ft., an amount less than 15% of the floor area and to exceed the 30' height limitation by 3 feet..

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

FEB 16 2 25 P M
 ZONING BOARD OF APPEALS
 CITY OF CHICAGO

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

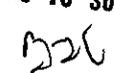
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 construct a 4-story enclosed rear porch whose rear yard shall be 10'-6", and shall also be permitted to exceed the existing floor area by 575 sq. ft., an amount less than 15% of the floor area and to exceed the 30' height limitation by 3 feet.. 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: Mark and Adelina Markarian **CAL NO.:** 72-07-Z
APPEARANCE FOR: Joseph Gattuso **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1438 N. Dearborn 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 rear addition whose combined side yards shall be zero instead of 5' with neither yard less than 2', the rear yard shall be 37' instead of 41.9' and to allow the rear yard open space to be placed 8' above grade.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 16 2007 P 11

	AFFIRMATIVE	NEGATIVE	ABSENT
	Recused		
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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 combined side yards shall be zero, the rear yard shall be 37' and to allow the rear yard open space to be placed 8' above grade; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]
 CHAIRMAN

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

APPLICANT: Zuric Development, Inc. **CAL NO.:** 73-07-Z
APPEARANCE FOR: Thomas J. Murphy **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1767 W. Estes Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 5-story 32 dwelling unit and commercial building whose rear yard shall be 2'9" instead of 30' and to exceed the allowed building height to 71'-5" instead of 65', section 17-13-1000L (3) (a) states the Board may increase the building height by 10% where such increase would not result in a building that is taller than buildings on abutting lots. The abutting building is 32' high.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

FEBRUARY 16 2007
 2:25 P M
 ROOM 905 CITY HALL

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

THE RESOLUTION:

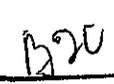
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

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 5-story 32 dwelling unit and commercial building whose rear yard shall be 2'9" instead of 30' and to exceed the allowed building height to 71'-5" ; the height increase is only applied to the decorative clock and not to the residential portion of the 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


 CHAIRMAN

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

APPLICANT: Zuric Development, Inc. **CAL NO.:** 73-07-Z
APPEARANCE FOR: Thomas J. Murphy **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 1767 W. Estes Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 5-story 32 dwelling unit and commercial building whose rear yard shall be 2'9" instead of 30' and to exceed the allowed building height to 71'-5" instead of 65', section 17-13-1000L (3) (a) states the Board may increase the building height by 10% where such increase would not result in a building that is taller than buildings on abutting lots. The abutting building is 32' high.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

FEBRUARY 16 2007
 2:25 P.M.
 ROOM 905 CITY HALL
 ZONING BOARD OF APPEALS

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 5-story 32 dwelling unit and commercial building whose rear yard shall be 2'9" instead of 30' and to exceed the allowed building height to 71'-5" ; the height increase is only applied to the decorative clock and not to the residential portion of the 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


 CHAIRMAN

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

MINUTES OF MEETING:

February 16, 2007

CAL NO.: 73-07-Z

RECEIVED
ZONING BOARD OF APPEALS
CITY HALL
FEB 23 2 10 PM '07

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

BZC

CHAIRMAN

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

APPLICANT: Joseph Zagone

CAL NO.: 74-07-Z

APPEARANCE FOR:

MAP NO.: 15-O

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 5951 N. Ozanam 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 semi-circular driveway (located in the front yard) whose front yard shall be 2' instead of 20'. Off-site parking (here it is a driveway) is prohibited within 20 feet of the front property line (section 17-10-0601A).

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

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

RECEIVED
 ZONING BOARD
 CITY HALL
 23 P 10

APPROVED AS TO SUBSTANCE

Bzc

CHAIRMAN

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

APPLICANT: Ralph Pennington **CAL NO.:** 75-07-Z
APPEARANCE FOR: Same **MAP NO.:** 24-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 9809 S. Claremont 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 parking space within the front yard set back to be 8' instead of 20' from the front property line. Off-street parking is prohibited within 20' of the front property line (section 17-10-0601A).

**ACTION OF BOARD--
VARIATION DENIED**

THE VOTE

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

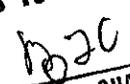
CITY OF CHICAGO
 CITY HALL
 23 P 1:00

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; 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 a parcel which contains a single family residence. There is an alley and a garage at the rear of the property. Off street parking is prohibited in side setbacks and within 20 feet of the front property line. The Board will deny the request for the variation. The Board finds parking in the rear to be adequate. Section 17-10-0601A (Off-street parking is prohibited in *side setbacks* and within 20 feet of the *front property line*. Off-street parking is permitted in a required *side setback* when accessed by a permitted driveway from 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 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 alter the essential character of the neighborhood; it is therefore

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Holy David M.B. Church **CAL NO.:** 77-07-S
APPEARANCE FOR: Rev. James D. Cotton **MAP NO.:** 14-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 5753 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 1-story religious facility in a C1-1 Neighborhood Commercial District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; 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 a one story religious 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 approval of the proposed church provided the construction is consistent with the design represented on the elevation drawings prepared by Arlene Warda, AIA and dated February 14, 2007 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

Mgc

 CHAIRMAN

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

APPLICANT: Holy David M.B. Church **CAL NO.:** 78-07-S
APPEARANCE FOR: Rev. James D. Cotton **MAP NO.:** 14-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 5725 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 parking lot to serve the church located at 5753 S. Wentworth in a C1-1 Neighborhood Commercial District.

RECEIVED
 ZONING BOARD
 FEB 23 P 1:02

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot to serve the church located at 5753 S. Wentworth; 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 provided the applicant installs landscaping and fencing in full 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

BSC

 CHAIRMAN

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:
February 16, 2007

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--
UNDER ADVISEMENT**

THE VOTE

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

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

THE RESOLUTION:

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

B2C
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:
February 16, 2007

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--
UNDER ADVISEMENT**

THE VOTE

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

AFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

FEBRUARY 23 P 1:02
 OFFICE OF THE CITY CLERK
 CHICAGO, ILLINOIS

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 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

B20

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:**
 February 16, 2007
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--
 UNDER ADVISEMENT**

THE VOTE

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

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

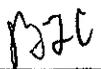
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 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: US Cellular-Erick N. Jenkins

CAL NO.: 259-06-Z

APPEARANCE FOR:

MAP NO.: 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

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--
UNDER ADVISEMENT**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

FEB 16 2007
 2 30 P 1:02
 ROOM 905 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 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 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

B2K

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:**
February 16, 2007

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--
UNDER ADVISEMENT**

THE VOTE

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

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

RECEIVED
 ZONING BOARD
 FEB 16 2007
 2 5 P 1 03

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 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: US Cellular-Erick N. Jenkins

CAL NO.: 261-06-Z

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

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--
UNDER ADVISEMENT**

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 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

Bal

CHAIRMAN

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

APPLICANT: William E. Jones, Jr.

CAL NO.: 272-06-A

APPEARANCE FOR: Same

MAP NO.: 26-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 16, 2007

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.

RECEIVED
 FEBRUARY 16 2007
 ZONING BOARD OF APPEALS
 CITY OF CHICAGO

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

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

THE RESOLUTION:

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case stated that he is requesting that he be permitted to park in the front of his. He stated that due to medical conditions and the safety of he neighborhood he would like to establish parking in the front of his house. The Board does not have the authority to grant the relief that has been requested per section 17-10-0601A (Off-street parking is prohibited in *side setbacks* and within 20 feet of the *front property line*. Off-street parking is permitted in a required *side setback* when accessed by a permitted driveway from the *front property line*.) The decision of the Zoning administrator is affirmed and the appeal is denied.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Gas Depot, Inc.

CAL NO.: 379-06-S

APPEARANCE FOR: James J. Banks

MAP NO.: 9-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 3400-10 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed expansion to an existing gas station in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 be permitted to expand an existing gas station; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed improvements and remodeling of he existing gas station provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Hirsch Associates, LLC and dated January 31, 2007 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

BZC

CHAIRMAN

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

APPLICANT: Gas Depot, Inc. **CAL NO.:** 380-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 3400-10 W. Belmont Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, the expansion of a gas station whose area shall be 13,805 sq. ft. instead of 20,000 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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 be permitted to expand an existing gas station whose area shall be 13,805 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

Bal

CHAIRMAN

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

MINUTES OF MEETING

Date: March 23, 2007

Cal. No. 406-05-S

Michael Lavelle, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a tavern on premises located at 1659 W. Ogden Ave. The special use was approved by the Zoning Board of Appeals on February 17, 2006 in Cal. No. 74-06-S.

Mr. Lavelle stated the project has been securing financing for the past year and is now in the permitting process through the Department of Buildings approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will soon exceed the one-year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to March 28, 2008. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabe-Miele, DeJesus. Nays- None

2007 MAR 23 P 12:58
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Phat Fades Barbershop Inc. **CAL NO.:** 487-06-S
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 7439 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 November 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 has no objection to the establishment of a barber shop 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

BSC
CHAIRMAN

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

APPLICANT: Marcin Sterniuk **CAL NO.:** 488-06-Z
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 5608 W. Higgins Road

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 3 dwelling unit building whose front yard shall be 9'8" instead of 15', the west side yard shall be .8" instead of 5.14' and the rear yard open space shall be 123 sq. ft. instead of 222 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 November 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 3 dwelling unit building whose front yard shall be 9'8", the west side yard shall be .8" and the rear yard open space shall be 123 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

B20

CHAIRMAN

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

APPLICANT: Rosa E. Amaro

CAL NO.: 503-06-S

APPEARANCE FOR:

MAP NO.: 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 16, 2007

PREMISES AFFECTED: 2612 W. 47th Street

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

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

ADJ

CHAIRMAN

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

APPLICANT: V-Land Chicago 95th LLC **CAL NO.:** 508-06-S
APPEARANCE FOR: Chris Leach **MAP NO.:** 24-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 9501-37 S. Western Avenue/
 2333-57 W. 95th Street/
 9500-14 S. Claremont 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 drive thru restaurant in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 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 restaurant 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 through facility, provided it is constructed consistent with the layout and design represented on the site plan prepared by Benedetto Reitan Architects, dated December 4, 2006, and the elevation drawings prepared by Benedetto Reitan Architects, dated August 18, 2006

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: 824 Marshfield, LLC **CAL NO.:** 531-06-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 824 N. Marshfield Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3 ½-story 4 building 24 dwelling unit townhouse complex with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 29, 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 four, 3 ½-story 6 dwelling unit townhouse buildings with residential use below the second floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

 CHAIRMAN

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

MINUTES OF MEETING:

February 16, 2007

CAL NO.: 531-06-S

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

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: 824 Marshfield, LLC **CAL NO.:** 532-06-Z
APPEARANCE FOR: Caroline Nash **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007
PREMISES AFFECTED: 824 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 3 ½ -story 4 building 24 dwelling unit townhome complex whose separation between end walls facing other end walls shall be 3' instead of 10', the end wall facing N. Marshfield shall be 5'-6" instead of 12' and the end wall facing N. Paulina shall be 5'-7" instead of 12'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	1	
X	0	
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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 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 ½ -story 4 building 24 dwelling unit townhome complex whose separation between end walls facing other end walls shall be 3' , the end wall facing N. Marshfield shall be 5'-6" and the end wall facing N. Paulina shall be 5'-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

Bor

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

APPLICANT: Cash America, Inc. of Illinois

CAL NO.: 543-06-S

APPEARANCE FOR:

MAP NO.: 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2007

PREMISES AFFECTED: 3600 W. 26th 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 pawnshop in a B3-2 Community Shopping District.

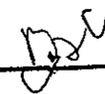
ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN