

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

APPLICANT: Chinatown Smoke Shop, Inc.

CAL NO.: 02-07-S

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 23, 2007

PREMISES AFFECTED: 209 W. 23rd 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 tattoo and body piercing facility in a B3-3 Community Shopping District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 20, 2007

THE VOTE

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

ZONING BOARD OF APPEALS  
R-806 CITY HALL  
2007 MAY -7 P 3:24

APPROVED AS TO SUBSTANCE

*DL*

CHAIRMAN

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

**APPLICANT:** Compass Properties, Inc. **CAL NO.:** 26-07-Z  
**APPEARANCE FOR:** Bridgette O'Keefe **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1849 N. Winnebago Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-1 Limited Manufacturing/Business Park District, a proposed 3 1/2-story 2 dwelling unit town home whose front yard shall be zero instead of 8.85' (in order to allow for a patio pit) and to reduce the rear yard open space to zero instead of 195 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		

BOARD OF APPEALS  
 805 CITY HALL  
 MAY -7 P 3:24

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 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 1/2-story 2 dwelling unit town home whose front yard shall be zero (in order to allow for a patio pit) and to reduce the rear yard open space to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BAL*

CHAIRMAN

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

APPLICANT: American Eagle Bank of Chicago CAL NO.: 33-07-S

APPEARANCE FOR: MAP NO.: 5-H

APPEARANCES AGAINST: MINUTES OF MEETING:  
March 23, 2007

PREMISES AFFECTED: 2255 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 bank with drive thru facility in a B3-2 Community Shopping District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 20, 2007

THE VOTE

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

APPROVED AS TO SUBSTANCE

*MJC*

CHAIRMAN

ZONING BOARD OF APPEALS R-806 CITY HALL

2007 MAY -7 P 3:24

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

**APPLICANT:** Aspira Inc., of Illinois **CAL NO.:** 38-07-S  
**APPEARANCE FOR:** James Stola **MAP NO.:** 9-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 3956 W. Belmont Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a B1-1 Neighborhood Shopping District, to full the parking requirement for the trade school located at 3101 N. Pulaski.

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P

**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 January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 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 for private passenger automobiles, in a B1-1 Neighborhood Shopping District, to full the parking requirement for the trade school located at 3101 N. Pulaski; 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 provided the applicant installs landscaping and fencing and otherwise improves the site consistent with the site plan and landscape plan prepared by MoDE Architects,pc of Illinois dated March 21, 2007.

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

**APPROVED AS TO SUBSTANCE**

  
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**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:**

March 23, 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 APRIL 20, 2007

**THE VOTE**

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

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

**APPROVED AS TO SUBSTANCE**

*BZC*

**CHAIRMAN**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:24

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

**APPLICANT:** Joseph Zagone **CAL NO.:** 74-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 15-O  
**APPEARANCES AGAINST:** Geralyn Siptrott **MINUTES OF MEETING:**  
March 23, 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--**  
**VARIATION DENIED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7

**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 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 objector in this matter stated that she is opposed to the variation because the driveway floods her property and in the winter the applicant plows snow into her front yard. She also stated that there are no other similar drives in the area. The Board does not find the testimony of he applicant to be credible. This is an obvious driveway and the Board has no authority to permit parking within the front 20 feet of a standard zoning lot. The variation is denied. The applicant stated that he does not use the drive for his vehicles but that he has built the drive as a memorial to his late sister and that he would like to put benches and trees in the area. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are 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 a variation in the application 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**

*BAC*

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

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

APPLICANT: Sheila Richman CAL NO.: 79-07-S  
 APPEARANCE FOR: Michael Steingo MAP NO.: 16-1  
 APPEARANCES AGAINST: Veronica Muhammad MINUTES OF MEETING:  
 March 23, 2007  
 PREMISES AFFECTED: 6525 S. Campbell Avenue  
 NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 10 people in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**  
 APPLICATION APPROVED

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:30

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 case stated that they are opposed to the establishment of a transitional shelter at this location. The objectors feel that if allowed, the transitional residence would not be compatible with the neighborhood. The objectors feel that the location of the residence is not beneficial to the program participants due to the amount of crime in the area. The objectors also feel that the program participants would cause a disturbance in the neighborhood. The Board will allow the establishment of a transitional residence. The residence may not have more than eight clients actively participating in the program at any one time. The applicant stated that the clients will be monitored and that they will participate with the neighborhood-groups in the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends denial of the proposed transitional residence. The Department believes the density (ten clients plus 2 over-night employees) of this project is inappropriate for an RS3 Single Unit District.

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:** Bar Louie Hyde Park, Inc. **CAL NO.:** 80-07-A  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 14-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 5500 S. Shore Drive  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow outside restaurant seating as a residential support service in an RM-6.5 Residential Multi-Unit District. Section 17-9-0114-B states (Residential Support Services) may be located on the first two floors of a building.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

OFFICE  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:28

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 March 23, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-6.5 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 in this case stated that are requesting permission to establish an outdoor patio for the currently operating restaurant. The appellant will be permitted to provide outdoor seating for its patrons. The patio will contain 10 tables and will be used when permitted by weather. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

  
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 CHAIRMAN

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

**APPLICANT:** Lyanne Devine **CAL NO.:** 81-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 11-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 4510 N. Kenton 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 whose north side yards shall be 1'-1 3/4" whose combined side yards shall be 6'-11" instead of 6.8' with neither yard less than 2.72'.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:00

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 north side yards shall be 1'-1 3/4" whose combined side yards shall be 6'-11"; 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:** Dale Mark **CAL NO.:** 82-07-Z

**APPEARANCE FOR:** John Pikarski **MAP NO.:** 8-E

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 207 E. 31st Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, a proposed 5-story 36 dwelling unit and office building which will eliminate the one required loading berth.

**ACTION OF BOARD--  
VARIATION GRANTED**

RECEIVED  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:30

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 36 dwelling unit and office building which will eliminate the one required loading berth ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2007 MAY -7 P 3:20

**MINUTES OF MEETING:**

March 23, 2007

**CAL NO.:** 82-07-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**



**CHAIRMAN**

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

**APPLICANT:** Marega Bacaou **CAL NO.:** 83-07-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 22-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 1709 ½ E. 87th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 MAY -7 P 3:21

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

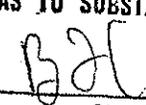
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 beauty salon, the testimony of the appraiser was that this would not be a detriment to 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 the proposed beauty salon at this location.

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

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

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

**APPLICANT:** Bank of America, N.A. **CAL NO.:** 84-07-S  
**APPEARANCE FOR:** Gregg Gaines **MAP NO.:** 7-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 6359 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 proposed bank with drive thru facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:21

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 bank with a drive thru facility; all traffic exiting the bank onto Diversey Avenue must turn right; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided it is constructed consistent with the layout and the design represented on the site plan and elevation drawings prepared by Oculus Inc. And dated March 12, 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**

*BJC*

CHAIRMAN

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

**APPLICANT:** All Saint's Episcopal Church **CAL NO.:** 85-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 4550 N. Hermitage 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 1-story addition to an existing church building whose rear yard shall be 10' instead of 50'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:2

**THE VOTE**

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

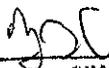
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 1-story addition to an existing church building whose rear yard shall be 10'; 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:** Concorde Reality Group LLC **CAL NO.:** 86-07-A  
**APPEARANCE FOR:** Kimberly Jones **MAP NO.:** 14-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 5763 S. Wentworth Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the certification of 7 dwelling units. The most recent building permit (#864823) issued in 1998 states the property is a 6 dwelling unit building in a C1-1 Neighborhood Commercial District.

**ACTION OF BOARD--**

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

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:2

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 March 23, 2007; and

WHEREAS, the district maps show that the premises is located in an C1-1 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 the building has been a 7 unit building. The appellant submitted a permit for alterations from 1946 that stated that the building had has a basement unit. The appellant will be permitted to certify the building as a 7 unit building. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

*[Signature]*

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

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

APPLICANT: John Cowley

CAL NO.: 87-07-A

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 23, 2007

PREMISES AFFECTED: 420 W. Eugenie Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an 8 foot privacy fence to be placed in the front yard of an existing 2 dwelling unit in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 20, 2007

THE VOTE

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

OFFICE  
BOARD OF APPEALS  
R-806 CITY HALL

2007 MAY -7 P 3:21

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** Aura Lee Smith **CAL NO.:** 88-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 6-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 2239 S. Kenneth 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 1-story front porch whose combined side yards shall be 4.75' (1.33' on the south and 3.42' on the north) instead of the require 5' with neither yard less than 2'.

**ACTION OF BOARD—  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:21

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 1-story front porch whose combined side yards shall be 4.75' (1.33' on the south and 3.42' on the north); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BZC*

CHAIRMAN

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

**APPLICANT:** Arturo and Christa Callazo **CAL NO.:** 89-07-Z  
**APPEARANCE FOR:** Richard Toth **MAP NO.:** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1509 W. Altgeld Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story rear addition whose rear yard shall be zero instead of 26.90'.

**ACTION OF BOARD--**  
**VARIATION GRANTED.**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:21

**THE VOTE**

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

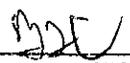
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 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:** Han N. Nguyen **CAL NO.:** 90-07-S

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 5240 N. Pulaski Road

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:10

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 nail salon, the testimony of the appraiser was that this would not be a detriment to 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 the proposed beauty 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**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Developers Consulting Service, LLC **CAL NO.:** 91-07-Z  
**APPEARANCE FOR:** Lisa Marino **MAP NO.:** 5-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1856 N. Sawyer Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed conversion of an existing single family occupancy building to a 12 dwelling unit building whose south side yard shall be zero instead of 5' and to eliminate the 600 sq. ft. open space.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 ROOM 905  
 CITY HALL  
 805 N. LA SALLE ST.  
 CHICAGO, IL 60610  
 MAY -7 P 3:22

**THE VOTE**

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

**THE RESOLUTION:**

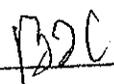
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 2007; and

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 convert a existing single family occupancy building to a 12 dwelling unit building whose south side yard shall be zero and to eliminate the 600 sq. ft. open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

2007 MAY -7 P 3:22

MINUTES OF MEETING:  
March 23, 2007

CAL NO.: 91-07-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 quests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Earnest Hamilton **CAL NO.:** 92-07-S

**APPEARANCE FOR:** David Arena **MAP NO.:** 1-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 4646 W. Erie Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 5 private passenger vehicles to serve the religious facility at 4656 W. Erie Street in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:22

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 an off-site accessory parking lot for 5 private passenger vehicles to serve the religious facility at 4656 W. Erie Street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

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

**APPLICANT:** Walter Aque **CAL NO.:** 93-07-A

**APPEARANCE FOR:** Same **MAP NO.:** 5-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 2033 N. Howe Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing allow to a 1-story addition to an existing 2-story garage in a RM-4.5 Residential Multi-Unit District. On a 30' wide lot allowable area an accessory building is 678 sq. ft. The Board may increase the area of an accessory building to 746 sq. ft. total. The existing garage is 823 sq. ft. and the request is for 997 sq. ft..

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:22

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 March 23, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-4.5 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 Board finds that it is unable to grant relief beyond the permitted 746 square feet. The applicant will not be permitted to expand the existing legal non-conforming garage. The appellant will be permitted to install a parking pad. The Decision of the Zoning Administrator is affirmed.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Evil Squirrel Corp. **CAL NO.:** 94-07-A  
**APPEARANCE FOR:** Ayman Khalil **MAP NO.:** 17-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1304 W. Estes Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a comic book store to be established in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--**

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

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:30

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 March 23, 2007; 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 stated that he wishes to retain the retail use of the above address. The appellant stated that the building had been re-habbed and that the retail stores on the Estes side of the building had to be vacated temporarily to allow for the re-hab. The appellant stated that during the re-hab process the property was re-zoned to an R-District. The appellant will be permitted to re-establish the previous business use. 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: Deji Oluwole Johnson

CAL NO.: 95-07-S

APPEARANCE FOR:

MAP NO.: 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 23, 2007

PREMISES AFFECTED: 1016 W. Leland 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 B3-3 Community Shopping District.

ACTION OF BOARD--  
CASE CONTINUED TO APRIL 20, 2007

THE VOTE

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

Zoning Board of Appeals  
BOARD OF APPEALS  
R-806 CITY HALL  
2007 MAY -7 P 3:22

APPROVED AS TO SUBSTANCE

BJC  
CHAIRMAN

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

**APPLICANT:** Loyola University of Chicago **CAL NO.:** 96-07-Z  
**APPEARANCE FOR:** Dennis Aukstik **MAP NO.:** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 6324 N. Kenmore Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-6 Residential Multi-Unit District, a proposed 3-story rear addition whose combined side yards shall be 10' (5' on the north and 5' on the south) instead of 12' and to reduce the rear yard to 5' instead of 45'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:28

**THE VOTE**

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

**THE RESOLUTION:**

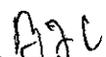
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 2007; and

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 10' (5' on the north and 5' on the south) and to reduce the rear yard to 5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Loyola University of Chicago **CAL NO.:** 97-07-S  
**APPEARANCE FOR:** Dennis Aukstik **MAP NO.:** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 6317 N. Winthrop Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 7 private passenger vehicles in an RM-6 Residential Multi-Unit District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 807 MAY -7 P 3:22  
 806 CITY HALL

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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 off-site accessory parking lot for 7 private passenger vehicles; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** 3020 Lake Shore Drive Holdings, LLC **CAL NO.:** 98-07-Z  
**APPEARANCE FOR:** Andrew Scott **MAP NO.:** 7-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 3020 N. Lake Shore Drive  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the division of an improved zoning lot, to construct a proposed 3-story single family residence whose front yard shall be 2 1/4" instead of 15', the rear yard shall be 5'-11" instead of 36.4' and the combined side yards shall be 17'-1 1/2.' instead of 36.4'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-805 CITY HALL  
 2007 MAY -7 P 3:22

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 divide an improved zoning lot and construct a 3-story single family residence whose front yard shall be 2 1/4", the rear yard shall be 5'-11" and the combined side yards shall be 17'-1 1/2.'; 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:** Brian Surina **CAL NO.:** 99-07-A  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** Josh Isenberg **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 545 N. Wood Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to the substitution of a dwelling unit on the 1st floor which contains a commercial unit in an RS-3 Residential Single-Unit (Detached House) in an existing 2 dwelling unit building.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-606 CITY HALL  
 2007 MAY -7 P 3:22

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 March 23, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to substitute a commercial use for a residential use on the ground floor. The objector in this matter stated that he is concerned about the substitution of use because he feels that a new residential unit will create a parking issue in the neighborhood. The appellant will be permitted to substitute the former commercial use with a residential unit. The decision of the Zoning Administrator is reversed.

**APPROVED AS TO SUBSTANCE**

*BJC*

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

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

**APPLICANT:** Victor Vasquez **CAL NO.:** 100-07-S

**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 10-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 4235 S. Archer 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 B1-3 Neighborhood Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 beauty salon, the testimony of the appraiser was that this would not be a detriment to 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 the proposed beauty salon at this location.

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

**APPROVED AS TO SUBSTANCE**

*BAC*

CHAIRMAN

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

**APPLICANT:** Cynthia B. Hirsch **CAL NO.:** 101-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 1500-04 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, the division of an improved zoning lot. There exists two buildings on the 50' x 149' lot. There is a 3 ½ story single family residence on the front and a 2-story one dwelling unit at the rear of this lot. The new zoning lot (39' x 149') shall have a zero north side yard instead of 5', the rear set back shall be 39.27' instead of 44.7' and the rear open space shall be eliminated instead of providing 239 sq. ft.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 1500 N. DEARBORN ST.  
 CHICAGO, IL 60610  
 2007 MAY -7 P 3

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 divide an improved zoning lot. The new zoning lot (39' x 149') shall have a zero north side yard instead of 5', the rear set back shall be 39.27' and the rear open space shall be eliminated; 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:** 1502 Dearborn, LLC **CAL NO.:** 102-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1502 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 4-story single family residence whose combined side yard set backs shall be zero instead of 4'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:22

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 single family residence whose combined side yard set backs 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:** Joseph DiCosola **CAL NO.:** 103-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 3639-43 N. Wayne Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north set back shall be 3' instead of 5', south side set back shall be zero instead of 5', rear set back shall be zero instead of 34.6', to increase the building height to 36.5' instead of 35' and to provide 420 square feet of rear yard open space.\*

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-805 CITY HALL  
 2007 MAY -7 P 3:23

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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 north set back shall be 3', south side set back shall be zero, rear set back shall be zero, to increase the building height to 36.5' and to provide 420 square feet of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** William Haidl **CAL NO.:** 104-07-A

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 4544-46 N. Seeley Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to certify this building to be 8 lawful dwelling units in an RS-3 Residential Single-Unit (Detached House) District. The building contained 16 dwelling units in 1946 according to the water records. The owner claims there are 16 existing dwelling units and 8 parking spaces.

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

**THE VOTE**

BOARD OF APPEALS  
 -806 CITY HALL  
 MAY -7 P 3:23

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 March 23, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he would like to de-convert the building from 16 single room occupancy units to 8 residential dwelling units. The appellant submitted past permits indicating that there were 16 single room occupancy units. The appellant will be permitted to establish 8 residential units, and 8 required parking spaces at this location. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** William Haidl **CAL NO.:** 105-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 4544-46 N. Seeley Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, an accessory on site parking lot which will be located in the required side yards. The applicant requests a reduction of the north and south side yard to zero instead of 4' and to eliminate the rear yard open space of 575 sq. ft..

**ACTION OF BOARD--**  
**VARIATION GRANTED**  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 2:03

**THE VOTE**

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

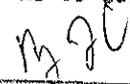
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 an accessory on site parking lot which will be located in the required side yards. The applicant shall reduce the north and south side yard to zero and shall be permitted to eliminate the rear yard open space; 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:** Yogeshver Roy Shrada **CAL NO.:** 106-07-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1719 W. Melrose Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose front yard set back shall be 10' instead of 15', the combined side yards shall be 4' (1' on the east and 3' on the west) instead of 4.8' with neither yard less than 2'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 -806 CITY HALL  
 30 MAY -7 P 3:23

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

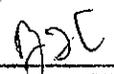
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 2007; and

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 front yard set back shall be 10', the combined side yards shall be 4' (1' on the east and 3' on the west); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Andrew Araque **CAL NO.:** 107-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 2844-46 N. Hamlin Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of the improved zoning lot. The 3 dwelling unit building (#2846) shall have a zero north yard and 3' south side yard and the combined side yards shall be 3' instead of 5' with neither yard less than 2'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:23

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 divide an improved zoning lot. The 3 dwelling unit building (#2846) shall have a zero north yard and 3' south side yard and the combined side yards shall be 3'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BZU*

CHAIRMAN

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

**APPLICANT:** Frank and Georgeann Bruscianelli **CAL NO.:** 108-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 7-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 2827 N. Broadway  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 2nd floor addition to an existing restaurant whose rear yard shall be 10.11' instead of 30'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY  
 2007 MAY -7 PM 2:23

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

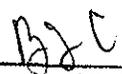
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 2007; and

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 residential addition to an existing restaurant whose rear yard shall be 10.11'; 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): There shall be one 8' x 18' parking space on this property.

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: AB State Partners CAL NO.: 109-07-S  
 APPEARANCE FOR: James J. Banks MAP NO.: 28-F  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 March 23, 2007  
 PREMISES AFFECTED: 11100-10 S. State Street/1-13 W. 111<sup>th</sup> 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 gasoline service station in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:2

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 gas station provided it is constructed consistent with the layout and design represented on the site plan elevation drawings prepared by Proyeckt Studio LLC, dated March 21, 2007, and provided the applicant complies with strip center requirements of Section 17-9-0116 of the Chicago Zoning Ordinance.

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

\* Amended at Hearing

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN

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

**APPLICANT:** AB State Partners **CAL NO.:** 110-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 28-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 11100- 10 S. State Street/1-13 W. 111<sup>th</sup> Street \*  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed gas station whose lot area shall be 16,875 sq. ft. instead of 20,000 sq. ft..

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY - 7 P 3

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 gas station whose lot area shall be 16,875 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.

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: 1456 Wieland, LLC

CAL NO.: 111-07-Z

APPEARANCE FOR:

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 23, 2007

PREMISES AFFECTED: 1456 N. Wieland 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 5-story 4 dwelling unit building whose side yards shall be zero instead of a combined 5' with neither yard less than 2' and to move the garage door to 9.5' instead of 20'.

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BOARD OF APPEALS  
R-806 CITY HALL

2007 MAY -7 P 3:23

APPROVED AS TO SUBSTANCE

BJC  
CHAIRMAN

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

**APPLICANT:** Louis Rodriguez **CAL NO.:** 112-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 10-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 3932 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, a proposed front porch whose front yard and 2nd floor addition shall be 14.9' instead of 19.52' and to reduce the combined side yards to 3.6' (1.85' on the north and 1.75' on the south) with neither side yard less than 2'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 07 MAY -7 P 3:23

**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:**

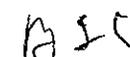
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 2007; and

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 front porch whose front yard and 2nd floor addition shall be 14.9' and to reduce the combined side yards to 3.6' (1.85' on the north and 1.75' 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

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** 508 Productions, LLC **CAL NO.:** 113-07-S  
**APPEARANCE FOR:** Endy Zemenides **MAP NO.:** 1-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 500-08 N. State 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 parking lot in a DX-7/DX-12 Downtown Mixed-Use District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:23

**THE VOTE**

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

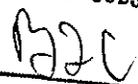
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 parking lot; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

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

**APPLICANT:** Lake Park Partners II, LLC **CAL NO.:** 114-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 10-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1227 E. 46th Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 8 dwelling unit building whose front yard shall be 7.5' instead of 15', the east side yard shall be 3' instead of 3.52', the west side yard shall be 2.5' instead of 3.52' and the combined yards shall be 5.5' instead of 8.8'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

Zoning  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:2

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 8 dwelling unit building whose front yard shall be 7.5', the east side yard shall be 3', the west side yard shall be 2.5' and the combined yards shall be 5.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Lake Park Partners II, LLC

**CAL NO.:** 115-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 10-D

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
March 23, 2007

**PREMISES AFFECTED:** 1231 E. 46th Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 8 dwelling building whose front yard shall be 7.5' instead of 15', the east side yard shall be 2.5' instead of 3.56', west side yard shall be 3' instead of 3.56' and the combined side yards shall be 5.5' instead of 8.9'.

**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		

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

BOARD OF APPEALS  
 ROOM 906 CITY HALL  
 2007 MAY -7 P 3:23  
**THE RESOLUTION:**

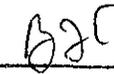
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 2007; and

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 8 dwelling building whose front yard shall be 7.5', the east side yard shall be 2.5', west side yard shall be 3' and the combined side yards shall be 5.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** The Wine Consortium, LLC **CAL NO.:** 116-07-S  
**APPEARANCE FOR:** Endy Zemenides **MAP NO.:** 6-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 2255 S. Michigan Ave. / 110 E. 23<sup>rd</sup> St.  
**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 wine shop in a DX-5 Downtown Mixed-Use District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:52

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 wine shop; 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 wine shop.

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

**APPROVED AS TO SUBSTANCE**


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**CHAIRMAN**

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

APPLICANT: Drew Development LLC

CAL NO.: 117-07-S

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 23, 2007

PREMISES AFFECTED: 1132 S. Jefferson 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 liquor store in a DS-5 Downtown Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO APRIL 20, 2007

**THE VOTE**

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

APPROVED AS TO SUBSTANCE

BGL  
CHAIRMAN

BOARD OF APPEALS  
R-806 CITY HALL

2007 MAY -7 P 3:24

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

**APPLICANT:** Noble Network of Charter Schools **CAL NO.:** 118-07-S  
**APPEARANCE FOR:** Graham Grady **MAP NO.:** 1-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 3645 W. Chicago 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 private high school in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-805 CITY HALL  
 2007 MAY -7 P 3:24

**THE VOTE**

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

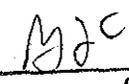
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 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 private high school; 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 private high school.

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:** Noble Network of Charter Schools **CAL NO.:** 119-07-Z  
**APPEARANCE FOR:** Graham Grady **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 23, 2007  
**PREMISES AFFECTED:** 1454 W. Superior Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3-story addition to existing school buildings, whose rear yard shall be zero, the front yard for parking shall be zero instead of 20' and to increase the floor area by 7.6% (4,772 sq. ft.).

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P

**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 March 23, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 6, 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 addition to existing school buildings, whose rear yard shall be zero, the front yard for parking shall be zero and to increase the floor area by 7.6% (4,772 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**

*Bj C*

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

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

APPLICANT: Bintou Soumare

CAL NO.: 310-06-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:  
August 18, 2006

PREMISES AFFECTED: 354 E. 71st Street

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

**ACTION OF BOARD--**

APPLICATION DENIED ( MAJORITY VOTE WAS NOT RECEIVED)

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		

BOARD OF APPEALS  
R-806 CITY HALL

2007 MAY -7 P 3: 24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** Patrick Fitzgerald **CAL NO.:** 458-06-Z  
**APPEARANCE FOR:** Charles Valente **MAP NO.:** 7-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 621 W. Oakdale Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 2-story rear addition to an existing 3-story house whose rear yard shall be 1' instead of 14.96', the east and west side yards shall be zero each instead of 2', the combined side yards shall be zero instead of 4.6' and to reduce the rear yard open space to zero instead of 75 sq. ft.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:24

**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 March 23 2007, 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 2-story rear addition to an existing 3-story house whose rear yard shall be 1', the east and west side yards shall be zero, the combined side yards shall be zero and to reduce the rear yard open space to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
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**CHAIRMAN**

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

**APPLICANT:** Daniel Lopez Torres **CAL NO.:** 537-06-S  
**APPEARANCE FOR:** Edward Grossman **MAP NO.:** 24-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 23, 2007  
**PREMISES AFFECTED:** 9703 S. Commercial Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 3:22

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

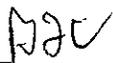
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 23 2007, 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 be permitted to establish a beauty salon, the testimony of the appraiser was that this would not be a detriment to 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 the proposed beauty 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**  
  
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**CHAIRMAN**

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

APPLICANT: Anthony and Michelle Tiritilli

CAL NO.: 541-06-Z

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 23, 2007

PREMISES AFFECTED: 1637 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RM-5 Residential Multi-Unit District, a proposed rear yard connection from the front 1 dwelling unit to the rear 1 dwelling unit building, the rear yard open space shall be zero instead of 158 sq. ft., the rear yard shall be zero instead of 38', the south side yard shall be zero instead of 2' and the north side yard shall be 1'-2" instead of 2.8'.

**ACTION OF BOARD--**

CASE CONTINUED TO APRIL 20, 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		

ZONING BOARD OF APPEALS R-806 CITY HALL  
2007 MAY -7 P 3:24

APPROVED AS TO SUBSTANCE

*AJC*

CHAIRMAN

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

**APPLICANT:** Cash America, Inc. of Illinois **CAL NO.:** 543-06-S  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 6-J  
**APPEARANCES AGAINST:** Federico Trigo **MINUTES OF MEETING:**  
 March 23, 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--**  
**APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 MAY -7 P 10:14

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
Abstained		

**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; this objector in this matter stated that he is opposed to the establishment of a pawn shop at this location because there are two schools that are in close proximity to the location for the store and he feels that this type of business could pose a safety issue for the children that attend these schools. He also stated that he owns a similar business in the area and that a second pawn shop would not be conducive to the business community. The applicant shall be permitted to establish a pawn shop at this location. The Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

*BAC*

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**CHAIRMAN**