

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

APPLICANT: Chinatown Smoke Shop, Inc. **CAL NO.:** 02-07-S
APPEARANCE FOR: Robert A. Cinder **MAP NO.:** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 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--
 APPLICATION APPROVED**

BOARD OF APPEALS
 11-800 CITY HALL
 2007 JUN 20 AM 11:22

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

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

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: American Eagle Bank of Chicago **CAL NO.:** 33-07-S
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 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--
 APPLICATION APPROVED**

BOARD OF APPEALS
 11-806 CITY HALL
 207 37720 A 11:2

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 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 establish a bank with a drive thru facility, provided that the applicant provides a drive thru aisle that measures 12 feet in width; 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 drive through- facility. The proposed design, with its 10 foot wide interior drive aisle, does not provide adequate site circulation. Further, it impedes safe pedestrian access to the adjacent residential entrance located on Belden Avenue.

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: Thomas Stringer CAL NO.: 65-07-Z

APPEARANCE FOR: Trev Minnaert MAP NO.: 7-F

APPEARANCES AGAINST: None MINUTES OF MEETING: April 20, 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 west side yard 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-- VARIATION GRANTED

BOARD OF APPEALS
806 CITY HALL
APR 20 11:25

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

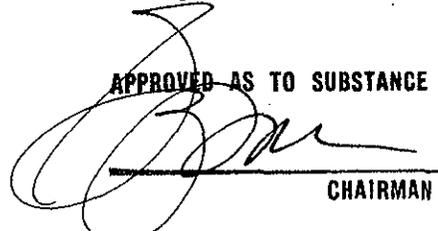
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

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 applicant shall construct a west side yard foot high brick wall which shall be zero side yard rather than 2'-8" to an existing 3-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: John Cowley **CAL NO.:** 87-07-A

APPEARANCE FOR: Graham C. Grady **MAP NO.:** 5-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 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--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 17-905 CITY HALL
 APR 20 11:22 AM

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

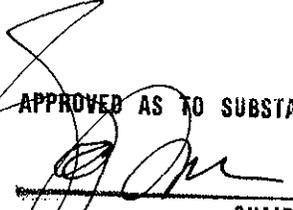
THE RESOLUTION:

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-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 matter stated that he is requesting to replace an existing 9 foot fence. The appellant stated that he requires a fence of that height to prevent people in the neighborhood from jumping his fence and entering his yard. The appellant will be permitted to replace the existing fence with an 8 foot fence. The top two feet of the fence must be lattice or other material that will permit light to pass through.

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: Alex Ogoke **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 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--
APPLICATION APPROVED

BOARD OF APPEALS
 11-805 CITY HALL
 JUN 20 11:2

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of 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: Drew Development LLC **CAL NO.:** 117-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 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--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 707 JUN 20 A 11:22

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 April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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 liquor store; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The department of Planning and Development recommends approval of the proposed liquor store provided building and site improvements are made consistent with the site plan and elevation drawings prepared by Milrod company and dated April 13, 2007.

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: Ridge 2. LLC

CAL NO.: 120-07-A

APPEARANCE FOR:

MAP NO.: 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 6956 N. Ridge Boulevard

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow required off-street parking to be located and to have a setback of 20 feet from the front property line (Seeley Street). This setback may be eliminated on zoning lots which have substandard depth of less than 125'. This lot is 161' deep in an District RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF APPLICANT

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL
2007 JUN 20 A 11:22

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Ridge 2. LLC **CAL NO.:** 121-07-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 17-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 6956 N. Ridge Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 4 dwelling unit building, to reduce the require un-obstructed open space along the side property line to zero instead of 120' on a thru lot and to reduce the combined side yards to zero instead of 6.66' north neither yard less than 2.66'. *

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-906 CITY HALL
 2007 JUN 20 A 11:22

THE VOTE

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

THE RESOLUTION:

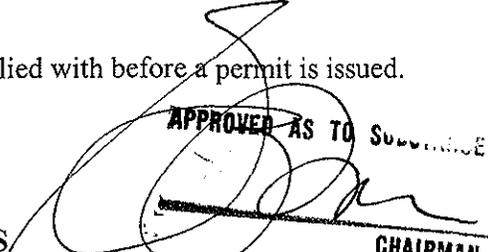
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

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 4 dwelling unit building, to reduce the require un-obstructed open space along the side property line to zero on a thru lot and to reduce the combined side yards 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.

* Amended at Hearing


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: 1515-17 West Diversey, Inc. **CAL NO.:** 122-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 1511-19 W. Diversey Parkway *

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 16 dwelling unit building whose front yard shall be 6'-8" instead of 13'-11", to reduce the total side yard combination to 10'-2" (4'-6" on the east and 5'-8" on the west) instead of 21'-5" with neither side less than 5' and to reduce the rear yard open space to zero instead of 814.32 sq. ft.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-906 CITY HALL
 2007 JUN 20 A 11:22

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:

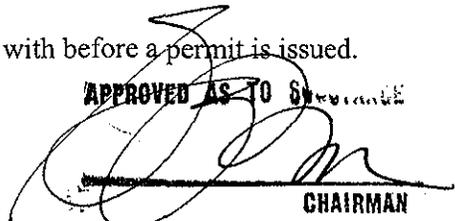
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

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 16 dwelling unit building whose front yard shall be 6'-8", to reduce the total side yard combination to 10'-2" (4'-6" on the east and 5'-8" on the west) 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.

* Amended at Hearing


APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

MINUTES OF MEETING:

April 20, 2007

CAL NO.: 122-07-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;

ZONING BOARD OF APPEALS
R-805 CITY HALL

2007 JUN 20 A 11:22

APPROVED AS TO FORM

CHAIRMAN

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

APPLICANT: Equinox Development Corporation **CAL NO.:** 123-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 15 N. Bishop Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:22

THE VOTE

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

THE RESOLUTION:

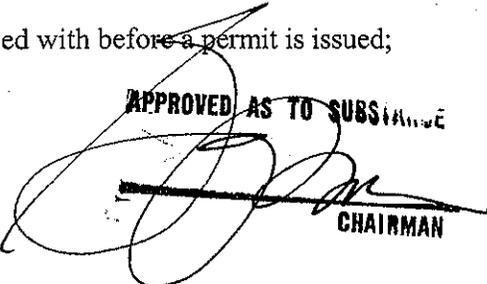
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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 4 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor residential use provided construction is consistent with the elevation drawings prepared by Iuro and Associates dated April 19, 2007.

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: Equinox Development Corporation **CAL NO.:** 124-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 20, 2007
PREMISES AFFECTED: 17 N. Bishop Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

JANO OF APPEALS
 RR-806 CITY HALL
 JUN 20 A 11:22

THE VOTE

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

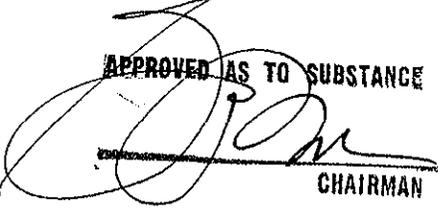
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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 4 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed- ground floor residential use provided construction is consistent with the elevation and drawings prepared by Iuro and Associates and dated April 19, 2007.

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: Equinox Development Corporation **CAL NO.:** 125-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 19 N. Bishop Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-805 CITY HALL
 2007 JUN 20 A 11:22

THE VOTE

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

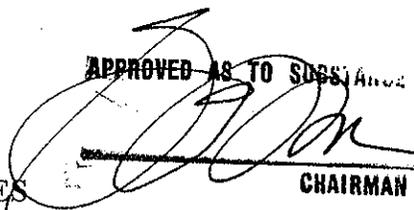
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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 4 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed- ground floor residential use provided construction is consistent with the elevation and drawings prepared by Iuro and Associates and dated April 19, 2007.

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


 APPROVED AS TO SUBJECT MATTER
 CHAIRMAN

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

APPLICANT: Equinox Development Corporation **CAL NO.:** 126-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 21 N. Bishop Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:22

THE VOTE

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

THE RESOLUTION:

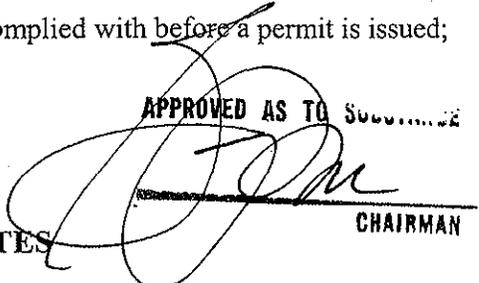
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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 4 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed- ground floor residential use provided construction is consistent with the elevation and drawings prepared by Iuro and Associates and dated April 19, 2007.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Luis M. Aceves **CAL NO.:** 127-07-A

APPEARANCE FOR: Same **MAP NO.:** 20-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 8001 S. Keeler Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a solid wood fence to be 8.2' high instead of 6 feet along the north side of the property in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:23

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

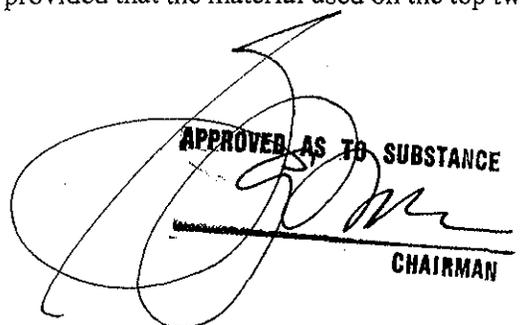
THE RESOLUTION:

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 April 20, 2007; and

WHEREAS, the district maps show that the premises is located in an 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 constructed the fence because his neighbors were complaining about his children. He stated that he was unaware of the height limitation when the fence was constructed. The Board will permit him to retain the structure provided that the material used on the top two feet is open lattice, or other translucent material.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: LQ Acquisition Properties, L.L.C. **CAL NO.:** 128-07-Z

APPEARANCE FOR: **MAP NO.:** 2-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 1 S. Franklin Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in DC-16 Downtown Core District, the elimination of the 1 required loading berth for a proposed 10-story office building.

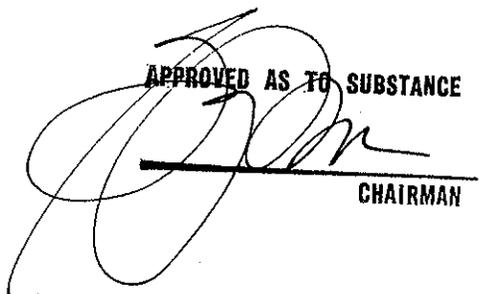
ACTION OF BOARD--
CASE CONTINUED TO MAY 18, 2007

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 JUN 20 A 11:23

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: V-Land Chicago 87th LLC CAL NO.: 129-07-S

APPEARANCE FOR: MAP NO.: 22-E

APPEARANCES AGAINST: MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 745-55 E. 87th Street/8700 S. Cottage Grove Avenue

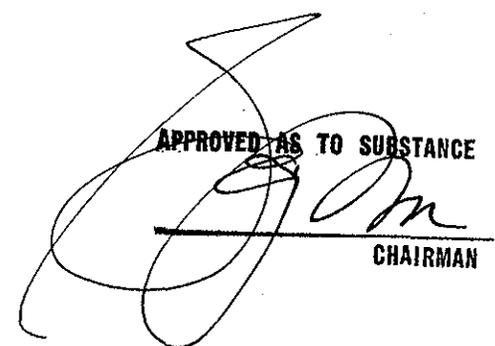
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with drive thru facility in a B3-2 Community Shopping District.

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

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL
2007 JUN 20 A 11:23

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: BPF Group, Inc. **CAL NO.:** 130-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 2715 N. Central Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 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 JUL 24 A 9:15

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

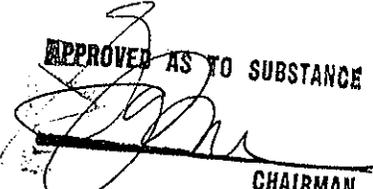
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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; 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 applicant shall construct the proposed bank with a drive thru consistent with the plans submitted on July 10, 2007.

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: Anthony Zaskowski **CAL NO.:** 131-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007
PREMISES AFFECTED: 1923 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 8'-1" instead of 9.6', to reduce the combined side yards to 3' (3' on the west and zero in the east) instead of 3.87', to reduce the rear yard to 20' instead of 22.4' and to exceed the 650 sq. ft. area of the garage to 717 sq. ft. (10%).

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-906 CITY HALL
 2007 JUN 20 A 11:22

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		

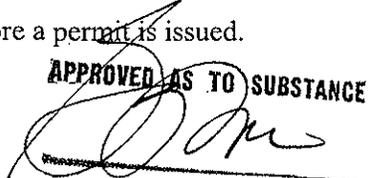
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 shall be 8'-1", to reduce the combined side yards to 3' (3' on the west and zero in the east) , to reduce the rear yard to 20' and to exceed the 650 sq. ft. area of the garage to 717 sq. ft. (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


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

APPLICANT: 7001 W. Altgeld, LLC **CAL NO.:** 132-07-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 7001-09 W. Altgeld Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an 8th dwelling unit (located in the basement/west end) to be established in an existing 7 dwelling unit building in an RS-3 Residential Single-Unit (Detached House) District. The Department of Water record from 1953 shows 7 dwelling units.

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

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:23

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		

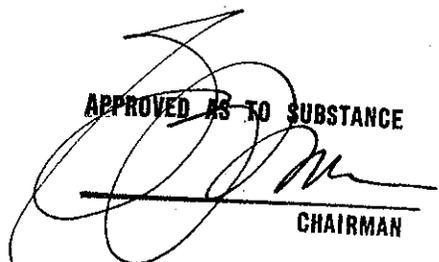
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 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 the building in questions currently has 8 units. He stated that building had been rented with 8 units for over 38 years. He also stated that the unit in question has the same layout and design as the other garden unit in the building. The appellant will be permitted to establish an 8th unit in the building. 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: Enrique Alvarez **CAL NO.:** 133-07-Z

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 2359-61 N. Lister 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 an improved zoning lot the existing 3 dwelling unit building shall have a south side yard shall be zero instead of 2', the total combined side yards shall be 4.38' instead of 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11: 23

THE VOTE

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

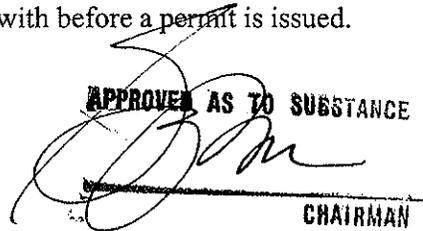
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 existing 3 dwelling unit building shall have a south side yard which shall be zero , the total combined side yards shall be 4.38'; 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: Genesis Beauty Salon **CAL NO.:** 134-07-S
APPEARANCE FOR: Monica Baut **MAP NO.:** 17-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007
PREMISES AFFECTED: 6650 N. Northwest Highway
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 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 APR 20 A 11:22

THE VOTE

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

THE RESOLUTION:

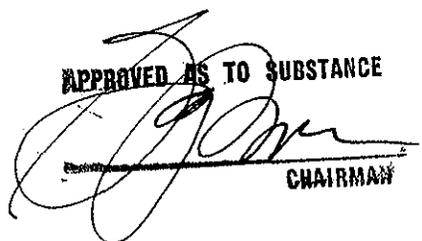
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of 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: David and Joanne DeSanctis **CAL NO.:** 135-07-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 13-G
APPEARANCES AGAINST: Karen Sennet, Ben Altonton **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 5452 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3-story front and rear yard additions to a single family residence whose combined side yards shall be 7.6' (2.6' on the north and 5' on the south) instead of 10' and to allow the height of the addition to be 32'-9" instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11: 28

THE VOTE

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

THE RESOLUTION:

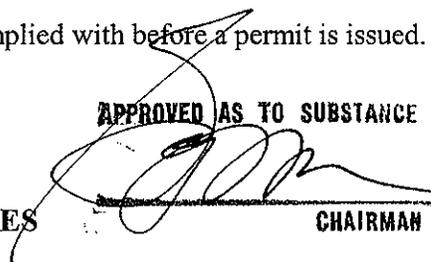
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

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 variation being granted because they feel that the additions would change the character of the neighborhood. There would be a reduction of light on surrounding properties. The objectors also stated that they are opposed to the loss of green space in the neighborhood. The applicant shall be permitted to construct a 3-story front and rear yard additions to a single family residence whose combined side yards shall be 7.6' (2.6' on the north and 5' on the south) instead of 10' and to allow the height of the addition to be 32'-9" The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Judy Guszak **CAL NO.:** 136-07-Z

APPEARANCE FOR: Stacy Silver **MAP NO.:** 3-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 4313 W. Cortez Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot, the existing single family residence shall have combined side yards of 3.87' (3.87' on the west and zero on the east) instead of 5' with neither side less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 JUN 20 A 11: 23

THE VOTE

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

THE RESOLUTION:

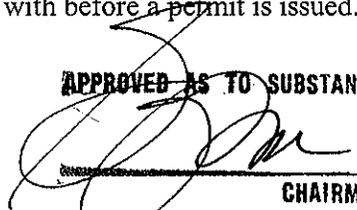
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

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 existing single family residence shall have combined side yards of 3.87' (3.87' on the west and zero on the east); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Jan Wolanski

CAL NO.: 137-07-A

APPEARANCE FOR:

MAP NO.: 9-P

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 3221 N. Pittsburgh Avenue

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an Administrative Adjustment of 2.7' to the north side yard and 3.10' to the south side yard instead of a combined 9' for a 2nd floor addition to an existing single family residence in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

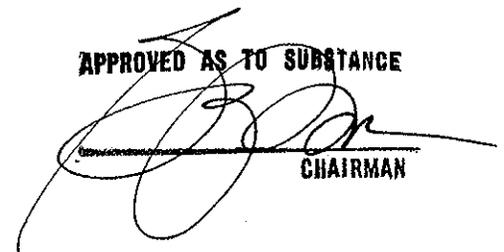
THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JARD OF APPEALS
R-806 CITY HALL
2007 JUN 20 A 11:23

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Miroslaw Ziaja **CAL NO.:** 138-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007
PREMISES AFFECTED: 6337 W. Cuyler Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1 ½-story single family residence whose combined side yards shall be 6' (3' on the east and 3' on the west) instead of 9' with neither yard less than 4'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 806 CITY HALL
 APR 20 11:23 AM

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 April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 ½-story single family residence whose combined side yards shall be 6' (3' 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

[Handwritten Signature]
CHAIRMAN

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

APPLICANT: Dharmesh Purohit **CAL NO.:** 139-07-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 5201-33 W. Fullerton Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 AM 11:00

THE VOTE

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

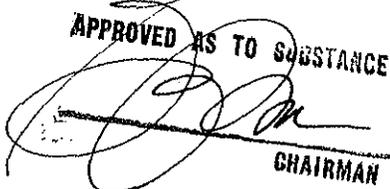
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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 fast food restaurant; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Elias Pappageorge Architects and dated April 20, 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
 CHAIRMAN

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

APPLICANT: ZK Development Partners, LLC **CAL NO.:** 140-07-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 3-E
APPEARANCES AGAINST: Maria Nichols, Young J. Kim **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 22 E. Elm Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DR-7 Downtown Residential District, a proposed 2nd and 3rd floor rear addition to convert the existing building to a 3-story single family residence whose rear yard shall be zero instead of 28.91'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11: 23

THE VOTE

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

THE RESOLUTION:

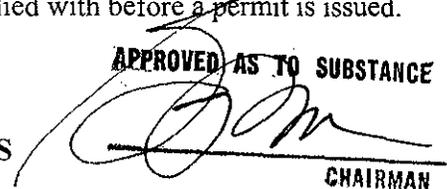
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter are business owners that rent space in the existing building. They stated that they feel that owner of the building has not provided sufficient notice to them and they are concerned about the future of their businesses. The applicant will be permitted to establish a 2nd and 3rd floor rear addition and will be permitted to convert the existing building into a 3 story single family home; 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: Stephen Calk

CAL NO.: 141-07-A

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 3738 N. Janssen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the increase in area to an garage. The lot is 25 feet wide and would allow a maximum 480 sq. ft. garage. The appellant requests 930 sq. ft. for the garage which will contain 4 parking spaces (2 in tandem) in RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit a District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 15, 2007

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

PAID OF APPEALS
R-806 CITY HALL
2007 JUN 20 A 11:23

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fifth Third Bank Chicago **CAL NO.:** 142-07-S
APPEARANCE FOR: Aarti Kotak **MAP NO.:** 19-I
APPEARANCES AGAINST: none **MINUTES OF MEETING:**
April 20, 2007
PREMISES AFFECTED: 7572 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--
APPLICATION APPROVED

BOARD OF APPEALS
 R-906 CITY HALL
 2007 JUN 20 A 11:23

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 April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Camburas and Theodore, Ltd. And dated February 1, 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
CHAIRMAN

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

APPLICANT: Jeffery M. Thean **CAL NO.:** 143-07-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 1108 W. Taylor Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 4 dwelling units to be established in a B1-2 Neighborhood Shopping District. The only existing permit states that 2 dwellings on the first floor. There is no parking and there is not sufficient lot area.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 806 CITY HALL
 2007 JUN 20 A 11:24

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 April 20, 2007; and

WHEREAS, the district maps show that the premises is located in an B1-2 Neighborhood Shopping District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case stated that he wishes to establish four legal dwelling units in this building. The appellant stated that he has had four units since he purchased the property. The appellant provided permits and other records to prove that the four units had been established prior to 1957. The decision of the Zoning Administrator is reversed. The appellant will be permitted to establish four legal dwelling units.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ahuad Abdala, MD

CAL NO.: 144-07-Z

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 10-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 1824 W. 47th 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 2nd floor addition to an existing office building. Two parking space are required because of the new floor area and the applicant requests to eliminate the 2 required parking spaces; there will be one parking space on site.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11: 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		

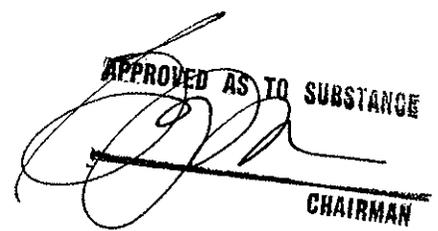
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd floor addition to an existing office building; the applicant will be permitted to waive to the 2 required parking spaces; 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: R. Phillip Szwajkun **CAL NO.:** 145-07-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 2252 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a proposed 5-story 6 dwelling unit building whose rear yard shall be 5'-10" instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
R-896 CITY HALL
2007 JUN 20 A 11: 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 April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 6 dwelling unit building whose rear yard shall be 5'-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: Michael Garber **CAL NO.:** 146-07-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 3718 N. Wilton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 5 dwelling unit building whose front yard shall be 6.92' instead of 8.42', to reduce the rear yard to 19.1' instead of 21.06', to reduce the combined side yards to 6' (3' on the north and 3' on the south) instead of 8' with neither yard less than 3.52' and to eliminate the required rear yard open space to zero instead of 180 sq. ft., and to reduce the 20' roof top structure set back to 11' for an access structure.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 3718 N. WILTON AVENUE
 CHICAGO, IL 60642
 APR 20 11:24 AM

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 April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 5 dwelling unit building whose front yard shall be 6.92', to reduce the rear yard to 19.1', to reduce the combined side yards to 6' (3' on the north and 3' on the south) and to eliminate the required rear yard open space to zero and to reduce the 20' roof top structure set back to 11' for an access structure; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Gifts From God Ministries **CAL NO.:** 147-07-S
APPEARANCE FOR: John Chisom **MAP NO.:** 18-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 7352-58 S. Honore Street/1836-41 W. 74th 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 parking lot to serve the church at 1818-26 W. 74th Street in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-805 CITY HALL
 2007 JUN 20 A 11:21

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

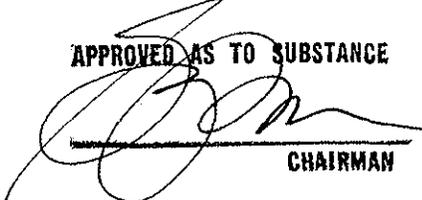
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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 establishment of an off-site parking lot to serve the church at 1818-26 W. 74th 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 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: Gifts From God Ministries **CAL NO.:** 148-07-Z
APPEARANCE FOR: John Chisom **MAP NO.:** 18-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 1844 W. 74th Street
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, an off-site parking lot whose front yard shall be 15' instead of 20' to allow for required parking within the front yard set back.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:20

THE VOTE

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

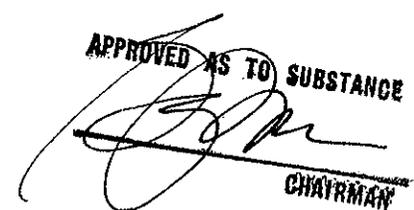
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 parking lot whose front yard shall be 15'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Duk Hee Rhee **CAL NO.:** 149-07-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 3235 N. Ashland Avenue

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 4-story 3 dwelling unit and restaurant building whose rear yard shall be 18' instead of 30' and to reduce the roof top stair enclosure set back to 14' instead of 20'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:24

THE VOTE

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

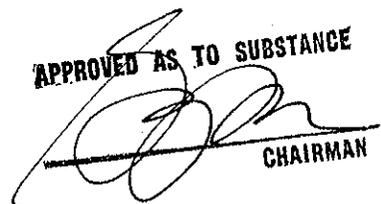
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 3 dwelling unit and restaurant building whose rear yard shall be 18' and to reduce the roof top stair enclosure set back to 14'; 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: Armando Rodriquez **CAL NO.:** 150-07-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 1507 N. Wieland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, a proposed 3 and 4-story rear addition to an existing 3 dwelling unit building (a 4th dwelling units to be added) whose front yard shall be zero instead of 16.3', whose north and south yard shall be zero instead of 2', to reduce the combined side yards to zero instead of 5', to reduce the rear yard to 20.5' instead of 30.66', to reduce to 3' instead of 20' for a front yard set back for parking and to eliminate the 20' set back for a roof top feature. This is a sub standard lot.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 806 CITY HALL
 JUN 20 AM 2:41

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

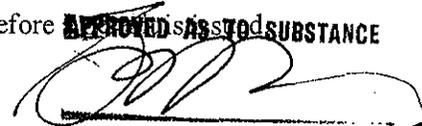
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 and 4-story rear addition to an existing 3 dwelling unit building (a 4th dwelling units to be added) whose front yard shall be zero , whose north and south yard shall be zero , to reduce the combined side yards to zero , to reduce the rear yard to 20.5' , to reduce to 3' for a front yard set back for parking and to eliminate the 20' set back for a roof top feature; 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 **APPROVED AS TO SUBSTANCE**



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

APPLICANT: Fifth Third Bank

CAL NO.: 151-07-S

APPEARANCE FOR:

MAP NO.: 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 4017-25 W. Lawrence Avenue

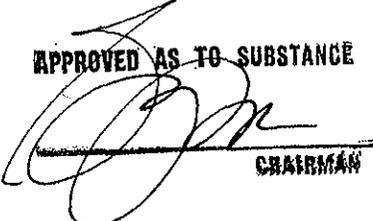
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with a drive thru facility in a B3-2 Community Shopping District.

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

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL
2007 JUN 20 A 11: 24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eric May **CAL NO.:** 152-07-A

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 1034 - 38 N. Milwaukee Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an artist live/work space to be established without the one required parking space. The building contains 3 dwelling units in an existing 4-story building in a C1-2 Neighborhood Commercial District.

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

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:11

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

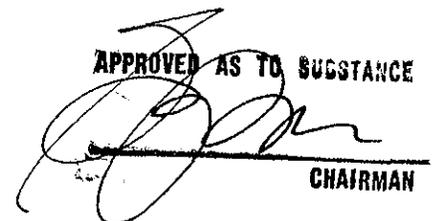
THE RESOLUTION:

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 April 20, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant will be permitted to establish a live / work space. The appellant will also be permitted to waive the one required parking space for the live/ work space. Any resolutions that are issued in regards to this matter will be applicable to the appellant **Eric May** only. If the appellant no longer resides at the above address the special use will be considered abandon and all parking requirements will be applicable.


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Eric May **CAL NO.:** 153-07-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 1034 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an artist live and work space on the ground floor in a C1-2 Neighborhood Commercial District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 11:21

THE VOTE

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

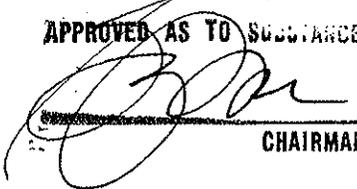
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 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 artist live work space. This special use is issued for the applicants use specifically. If for any reason the applicant **Eric May** no longer resides at the address the special use will be considered abandon and the parking requirements will apply. 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 an artist live/work space at this location provided the area used for production, showing and sale of art is limited to 50% of the units floor area.

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: Felicia Fortenberry

CAL NO.: 154-07-A

APPEARANCE FOR:

MAP NO.: 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2007

PREMISES AFFECTED: 501 E. Oakwood Boulevard

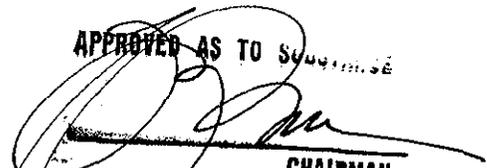
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an Administrative Adjustment for a rear 2-story addition whose north and south yard shall be 1' instead of 2' and to reduce the combined side yards to 2' instead of 3.6' for an existing single family residence in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO JUNE 15, 2007

THE VOTE

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

BOARD OF APPEALS
R-805 CITY HALL
2007 JUN 20 A 11:24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McDonald's Corporation **CAL NO.:** 155-07-S
APPEARANCE FOR: Amy C. Kurson **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 6560 S. Stony Island Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive thru facility in a B3-5 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 801 N. LA SALLE ST.
 CHICAGO, IL 60610
 APR 20 11:24 AM '07

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:

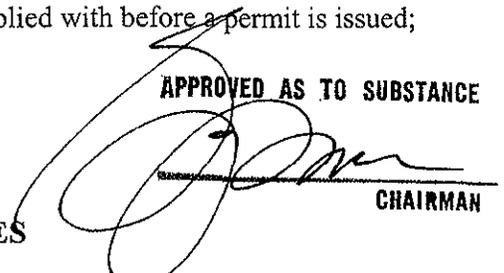
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Infinity Dzines, Inc. and dated April 16, 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



 CHAIRMAN

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

APPLICANT: United Neighborhood Organization of Chicago **CAL NO.:** 156-07-S

APPEARANCE FOR: Paul Wallin **MAP NO.:** 10-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 2916 W. 47th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a charter elementary school in a B1-3 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
-905 CITY HALL
07 JUN 20 A 11: 24

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

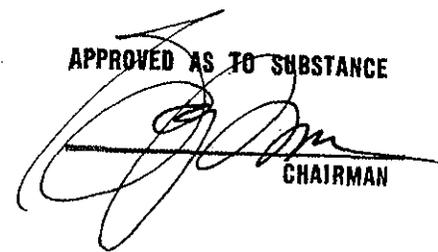
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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 charter elementary 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 charter elementary school provided the applicant installs landscaping and fencing in the parking area 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: True Rock Pentecostal **CAL NO.:** 157-07-S
APPEARANCE FOR: Richard C. Baker **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007
PREMISES AFFECTED: 57 E. 16th Street/1601 S. Wabash Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a DX-5 Downtown Mixed-Use District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 9-805 CITY HALL
 2007 JUN 20 AM 11:20

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

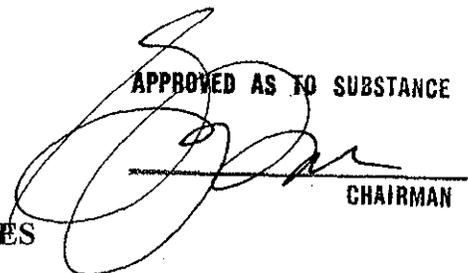
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of the proposed religious facility at this location. However, the Department recommends that the applicant secures additional off street parking within close proximity of the facility to help meet their parking needs.

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: Chicago Board of Education **CAL NO.:** 158-07-S
APPEARANCE FOR: Terry Diamond **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 1053 W. Foster 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 to serve public school at 5120 N. Winthrop in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 11-806 CITY HALL
 2007 APR 20 A 11:20

THE VOTE

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

THE RESOLUTION:

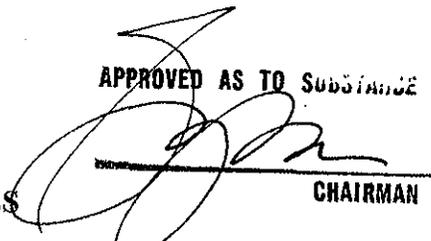
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 3, 2007; and

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 an off-site accessory parking lot to serve public school at 5120 N. Winthrop ; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking lot provided the applicant installs landscaping and fencingin 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: Chicago Board of Education **CAL NO.:** 159-07-Z
APPEARANCE FOR: Terry Diamond **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2007
PREMISES AFFECTED: 1603 S. Spaulding Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, an off-site non accessory parking lot whose south side yard shall be zero instead of 2' and whose front yard shall be zero instead of 7.5' to serve the public school located at 1616 S. Spaulding.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-805 CITY HALL
 2007 JUN 20 A 11:11

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 April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 non accessory parking lot whose south side yard shall be zero and whose front yard shall be zero to serve the public school located at 1616 S. Spaulding; 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: Gustavo Caicedo **CAL NO.:** 160-07-Z
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007.
PREMISES AFFECTED: 2725-27 N. Austin Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing building at 2727 N. Austin (2 dwelling units) shall have a 1.87' south side yard instead of 2'. The applicant must prove this block contains 60% of lots other than single family residence.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 11-805 CITY HALL
 2007 JUN 20 A 11:21

THE VOTE

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

THE RESOLUTION:

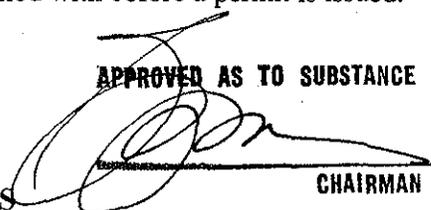
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

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 existing building at 2727 N. Austin (2 dwelling units) shall have a 1.87' south side yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Graceland Development, Ltd. **CAL NO.:** 161-07-Z
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 6-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 20, 2007
PREMISES AFFECTED: 2340 S. Michigan Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-5 Downtown Mixed-Use District, a proposed 8-story 36* dwelling unit building with commercial space whose rear yard shall be 10' instead of 30' for each floor which contains dwelling units.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 11-806 CITY HALL
 APR 20 AM 11:20

THE VOTE

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

THE RESOLUTION:

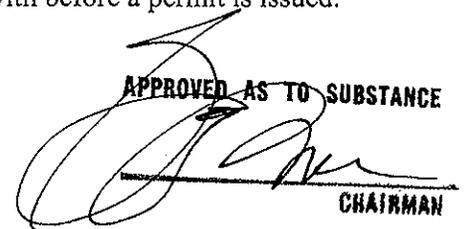
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

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 an 8-story 36 dwelling unit building with commercial space whose rear yard shall be 10' for each floor which contains dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

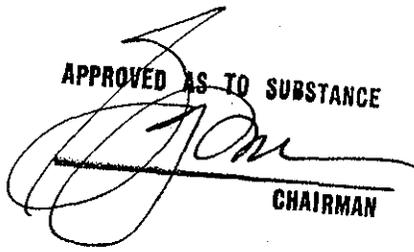
MINUTES OF MEETING:

April 20, 2007

CAL NO.: 161-07-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;

RECEIVED
BOARD OF APPEALS
N-805 CITY HALL
2007 JUL 20 A 11: 25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3559 W. Montrose, LLC **CAL NO.:** 162-07-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007

PREMISES AFFECTED: 3553-59 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-5 Neighborhood Shopping District, a proposed 4-story mixed use building (18 dwelling units) whose rear yard at the first residential level shall be 10'-10" instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 8-806 CITY HALL
 2007 JUN 20 A 11: 21

THE VOTE

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

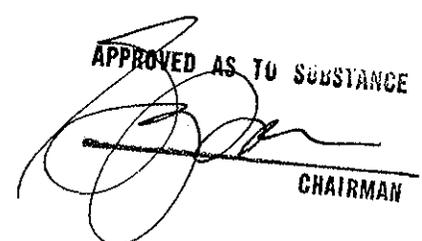
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 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 mixed use building (18 dwelling units) whose rear yard at the first residential level shall be 10'-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

MINUTES OF MEETING:
April 20, 2007

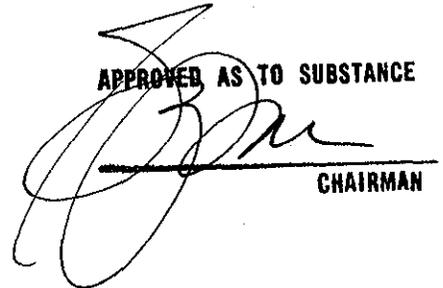
CAL NO.: 162-07-Z

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;

BOARD OF APPEALS
1-806 CITY HALL

2007 JUN 20 A 11: 21

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Matthew J. Devereux **CAL NO.:** 163-07-Z
APPEARANCE FOR: Same **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2007
PREMISES AFFECTED: 1326 N. Oakley Boulevard

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 combined side yards shall be 4.63' (4.63' on the west and zero on the east) instead of 5' with neither yard less than 2' for a single family residence.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 1-800 CITY HALL
 APR 20 11:00 AM '07

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		

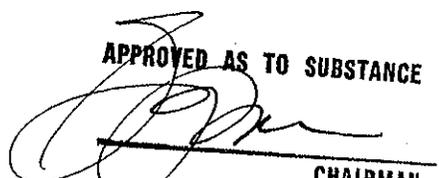
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 3, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story rear addition whose combined side yards shall be 4.63' (4.63' on the west and zero on the east) instead of 5' with neither yard less than 2' for a single family residence; 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: Anthony and Michelle Tiritilli **CAL NO.:** 541-06-Z
APPEARANCE FOR: Caroline Nash **MAP NO.:** 5-F
APPEARANCES AGAINST: David Gonsky, Elizabeth Cassidy, Alan Rose **MINUTES OF MEETING:** April 20, 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--
 VARIATION GRANTED**

BOARD OF APPEALS
 1-806 CITY HALL
 2007 JUN 20 A 11:22

THE VOTE

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

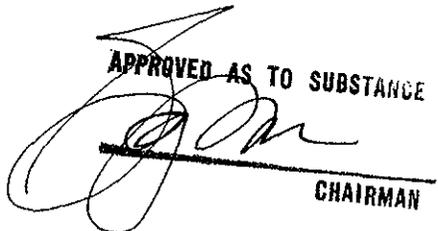
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case stated that they are opposed to the variation being granted because they feel that there will be a loss of green space; there was also an objection in regards to drainage and damage to surrounding property; the applicant shall be permitted to construct a rear yard connection from the front 1 dwelling unit to the rear 1 dwelling unit building, the rear yard open space shall be zero, the rear yard shall be zero, the south side yard shall be zero and the north side yard shall be 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