

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

**APPLICANT:** BGD & C Corporation **CAL NO.:** 51-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 43  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 1842-46 N. Howe Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3-story single family residence whose rear yard shall be 22' instead of 34'-10".

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 18-806 CITY HALL  
 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		

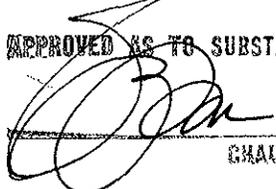
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story single family residence whose rear yard shall be 22'; 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:** Continental Assurance Company **CAL NO.:** 68-07-S  
**APPEARANCE FOR:** Danielle Cassell **MAP NO.:** 2-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 333 S. Wabash Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of two high rise business identification signs. The signs will be 580 feet above grade and located on the north and south facade in a DC-16 Downtown Core District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

BOARD OF APPEALS  
 4-806 CITY HALL  
 JUN 20 AM 11:29

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 May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a two high rise business identification signs. The signs will be 580 feet above grade and located on the north and south facade of the building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed high- rise building signs to be mounted on the north and south building elevations at approximately 580 feet above grade. Each sign will measure 12'-1" x 38'-6" ( 465 square feet) and each will read " CNA".

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; a permit shall be obtained to reflect this permit.

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** 1456 Wieland, LLC **CAL NO.:** 111-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 1456 N. Wieland Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 5-story 2 dwelling unit building whose side yards shall be 2' ( zero on the north and 2' on the south) instead of a combined 5' with neither yard less than 2' and to move the garage door to 9.5' instead of 20'.\*

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
R-806 CITY HALL  
2007 JUN 20 11:29

**THE VOTE**

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

**THE RESOLUTION:**

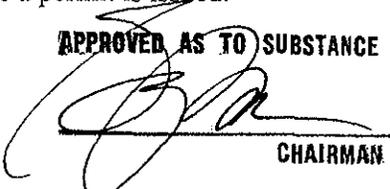
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 31, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 5-story 2 dwelling unit building whose side yards shall be 2' ( zero on the north and 2' on the south) and to move the garage door to 9.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

**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:** Karen Way **MAP NO.:** 2-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** May 18, 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--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 8-805 CITY HALL  
 MAY 18 2007 4:10 PM

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

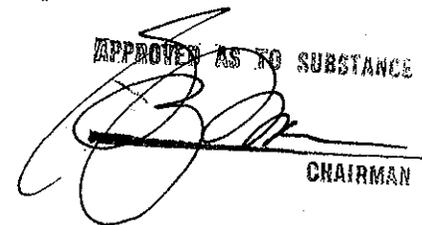
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 eliminate the one required loading berth for a 10 story office building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 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:** Chris A. Leach **MAP NO.:** 22-E  
**APPEARANCES AGAINST:** William Bates Jr. **MINUTES OF MEETING:** May 18, 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--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 17-806 CITY HALL  
 2007 MAY 20 A 11:20

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

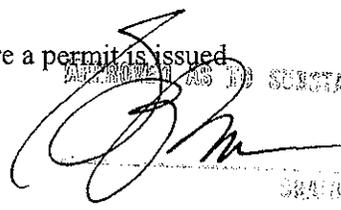
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 objector in this matter stated that he is concerned that if the special use is granted that there would be an increase in traffic and congestion in an already busy area. He stated that the new bank would have the potential to create hazardous conditions on 87<sup>th</sup> street.; the applicant shall 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 Department of Planning and Development recommends approval of the proposed drive through facility provided the applicant installs landscaping and fencing and otherwise improves the site consistent with the site plan, elevations and landscape plane prepared by The Architects Partnership and dated April 11, 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

MINUTES OF MEETING

April 20, 2007

Cal. No. 137-06-S

James Banks, attorney, for applicant Christian Fellowship Flock South, presented a written request for an extension of time in which to obtain the necessary building permit for establishment of a religious facility in a B3-1 Community Shopping District, approved by the Zoning Board of Appeals on April 21, 2006, in Cal. No. 137-06-S.

Mr. Banks stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the variation granted by the Board has exceed the one-year validity period.

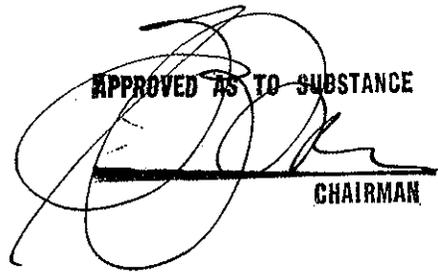
Chairman Crow moved the request be granted and the time for obtaining the necessary building permit be extended to May 23, 2008 The motion prevailed by yeas and nays as follows:

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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

2007 JUN 20 A 11: 22

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Fifth Third Bank **CAL NO.:** 151-07-S

**APPEARANCE FOR:** Jessica Boudreau **MAP NO.:** 11-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 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--  
APPLICATION APPROVED**

ACTION OF BOARD  
 APPLICATION APPROVED  
 MAY 20 11:00 AM  
 3-805 CITY HALL

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

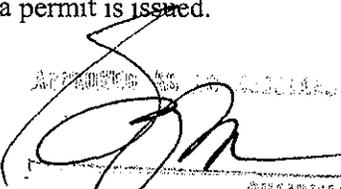
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on MAY 18,2007 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 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 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 Theodore Ltd. dated April 5, 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 REGULARITY  
  
 ZONING ADMINISTRATOR

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

**APPLICANT:** Phill Chavez and Teresa Lukasik **CAL NO.:** 164-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 8-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** May 18, 2007  
**PREMISES AFFECTED:** 3542 S. Seeley 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 2nd floor rear floor addition whose front yard shall be 9'-6" instead of 20' and the combined side yards shall be 4'-3" (1'-3" on the north and 3' on the south) instead of 5' with neither yard less than 2'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 805 CITY HALL  
 JUN 20 AM 11:25

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

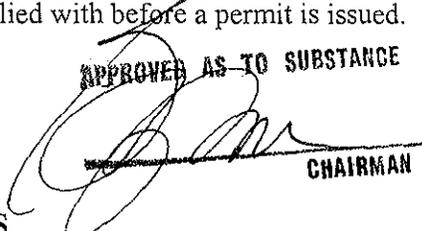
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor rear floor addition whose front yard shall be 9'-6" and the combined side yards shall be 4'-3" (1'-3" on the north and 3' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Zbigniew Galazka **CAL NO.:** 165-07-A

**APPEARANCE FOR:** John Pikarski **MAP NO.:** 13-O

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007

**PREMISES AFFECTED:** 7626-30 W. Foster Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a commercial use to be established in a building in an RS-2 Residential Single-Unit (Detached House) District. There has been no license on file for this property for the last 18 months and therefore the commercial use is deemed to be abandoned.

**ACTION OF BOARD--**

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

**THE VOTE**

OFFICE OF APPEALS  
 4-806 CITY HALL  
 07 05 20 AM 25

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

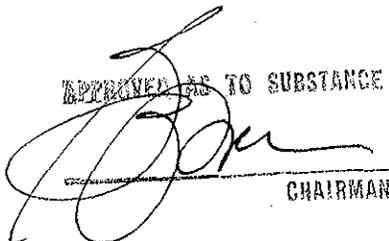
**THE RESOLUTION:**

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 May 18, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated when he purchased the building that there was a commercial use that was already established. The use was never abandon. The Board will permit the appellant to re-establish the commercial use. The decision of the Zoning Administrator is reversed. A limited business license shall be obtained by the applicant to evidence this decision.

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

**APPLICANT:** 3947-55 King Dr Oakwood LLC **CAL NO.:** 166-07-S  
**APPEARANCE FOR:** Gary Wigoda **MAP NO.:** 10-E  
**APPEARANCES AGAINST:** Shayne Evans **MINUTES OF MEETING:** May 18, 2007  
**PREMISES AFFECTED:** 417 E. Oakwood Boulevard  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site non-accessory parking lot, in an RM-5 Residential Multi-Unit District to serve the residential building at 405 E. Oakwood.

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

BOARD OF APPEALS  
 3947-55 KING DR  
 OAKWOOD LLC  
 JUN 20 10 11 AM '07

**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 May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that he is concerned about the granting of the variation because he feels that if permitted the parking lot would alter the character of the neighborhood. He also stated that it would create a pedestrian hazzard. The applicant will be permitted to establish an off-site non-accessory parking lot to serve the residential building at 405 E. Oakwood. The Board finds the parking spaces may be maintained safely and in compliance with the code; 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

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

APPROVED AS TO SUBSTANCE

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** 3947-55 King Dr Oakwood LLC **CAL NO.:** 167-07-Z  
**APPEARANCE FOR:** Gary Wigoda **MAP NO.:** 10-E  
**APPEARANCES AGAINST:** Shayne Evans **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 417 E. Oakwood Boulevard  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, an off-site non-accessory parking lot whose front yard shall be 7' instead of 15'\*

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 17-905 CITY HALL  
 100 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:**

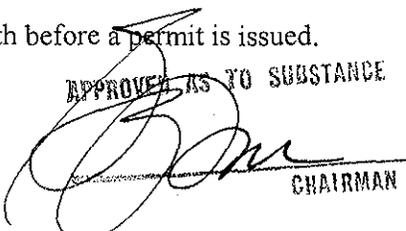
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that he is concerned about the granting of the variation because he feels that if permitted the parking lot would alter the character of the neighborhood. He also stated that it would create a pedestrian hazard. The applicant shall be permitted to establish an off-site non-accessory parking lot whose front yard shall be 7'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Frank's Barber Shop **CAL NO.:** 168-07-S  
**APPEARANCE FOR:** Rafael Rios **MAP NO.:** 11-J  
**APPEARANCES AGAINST:** Same **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 3218 W. Montrose 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B1-3 Neighborhood Shopping District.

**ACTION OF BOARD--**  
 APPLICATION APPROVED

17-896 CITY HALL  
 05/20/07

**THE VOTE**

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

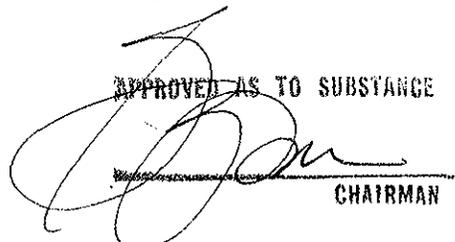
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 establishments 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; a business license shall be obtained by the applicant to evidence this decision.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Baci Hair and Nail Salon **CAL NO.:** 169-07-S

**APPEARANCE FOR:** Rraim Murtishi **MAP NO.:** 3-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007.

**PREMISES AFFECTED:** 947 N. Ashland Avenue

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

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 11-806 CITY HALL  
 151 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		

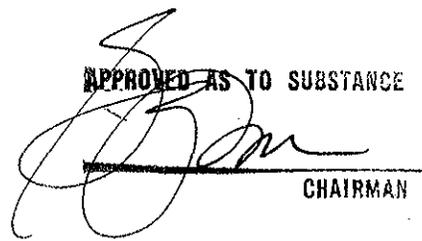
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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; a business license shall be obtained by the applicant to evidence this decision.

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

APPLICANT: Mohammed Khaledodeh

CAL NO.: 170-07-A

APPEARANCE FOR:

MAP NO.: 14-E

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007.

PREMISES AFFECTED: 425 E. 61st Street

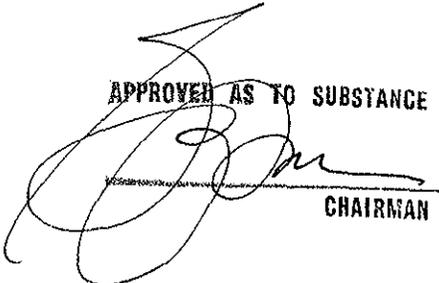
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to establishment of a business license to sell tobacco products in an existing grocery story in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**  
WITH DRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

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

BOARD OF APPEALS  
11-806 CITY HALL  
2007 JUN 20 AM 11:26

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** C.R.I. Development **CAL NO.:** 171-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 16-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 6932 S. Bishop 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 remaining structure shall have a 3.18 combined side yards (zero on the north an 3.18' on the south) with no yard less than 2'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 11-806 CITY HALL  
 2007.05.20 A 11:26

**THE VOTE**

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

**THE RESOLUTION:**

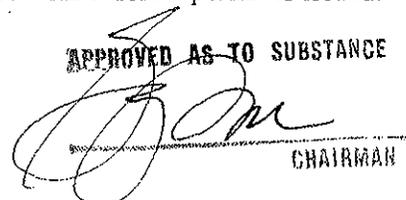
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

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 remaining structure shall have a 3.18 combined side yards (zero on the north an 3.18' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Zion City M.B. Church **CAL NO.:** 172-07-A  
**APPEARANCE FOR:** Debrah Greene **MAP NO.:** 16-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 950 W. 69th Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow food sales within a church in an RS-3 Residential Single-Unit (Detached House) District. The Zoning Board of Appeals have no record of the church has been lawfully established.

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

BOARD OF APPEALS  
 17-805 CITY HALL  
 MAY 18 2007

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 they have been operating a small store from the church. The store is operated from 6:30 a.m- 6:30 p.m. Snacks and school supplies are sold at this location. The Board will allow the church to obtain a business license to continue to operate the store. The decision of the Zoning Administrator is reversed. a business license shall be obtained by the applicant to evidence this decision.

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

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

**APPLICANT:** Mary Bucaro **CAL NO.:** 173-07-Z  
**APPEARANCE FOR:** Thomas S. Moore **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 2151 W. Caton Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 1-story addition whose east side yard shall be 1.4', 12.63' for the rear instead of 21.5' and the open space shall be reduced to 120 sq. ft instead of 167 sq. ft..

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 2-806 CITY HALL  
 20 JUL 20 A 11:26

**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 May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1-story addition whose east side yard shall be 1.4', a rear yard of 12.63' and the open space shall be reduced to 120 sq. ft; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*  
 CHAIRMAN

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

APPLICANT: Tanya Enterprises, LLC

CAL NO.: 174-07-S

APPEARANCE FOR:

MAP NO.: 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007.

PREMISES AFFECTED: 3401-11 W. Peterson Avenue

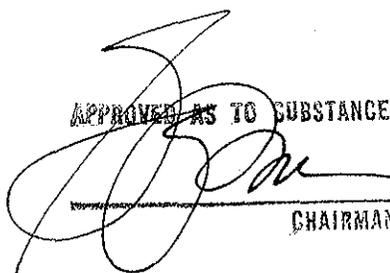
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed restaurant with drive-thru facility in a B3-1 Community Shopping District.

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  
11-806 CITY HALL  
JUN 20 2007 11:25

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Thomas and Claudia Young **CAL NO.:** 175-07-Z

**APPEARANCE FOR:** Same **MAP NO.:** 28-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007

**PREMISES AFFECTED:** 11137 S. Washtenaw Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Single Family District, a proposed second floor rear addition whose rear yard shall be 9' instead of 35.26'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 CITY OF CHICAGO  
 MAY 18 2007

**THE VOTE**

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

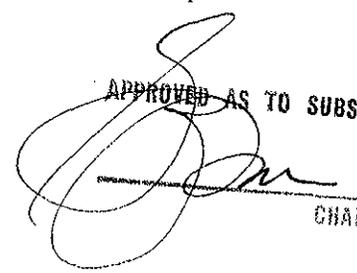
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 second floor rear addition whose rear yard shall be 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  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: T-Mobile Central LLC

CAL NO.: 176-07-S

APPEARANCE FOR:

MAP NO.: 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007.

PREMISES AFFECTED: 8616 S. Racine 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 120 foot monopole for a wireless communication facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--**

WITHDRAWN ON MOTION OF THE APPLICANT

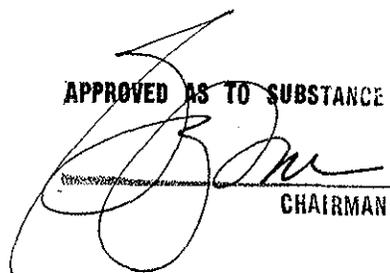
**THE VOTE**

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  
11-806 CITY HALL  
2007 JUN 20 A P 27

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: T-Mobile Central LLC

CAL NO.: 177-07-Z

APPEARANCE FOR:

MAP NO.: 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007

PREMISES AFFECTED: 8616 S. Racine Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in B3-1 Community Shopping District, a proposed monopole for a wireless communication facility to be 120 feet tall.

**ACTION OF BOARD--**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

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

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

BOARD OF APPEALS  
17-305 CITY HALL  
JUN 20 11:27

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

APPLICANT: Renato Hernandez

CAL NO.: 178-07-A

APPEARANCE FOR:

MAP NO.: 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007

PREMISES AFFECTED: 2959 W. 40th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to establish a grocery store in an RS-3 Residential Single-Unit (Detached House) District. On October 5, 2005 a substitution of use was granted to allow a grocery store for a club. Appellant never obtain a business license.

**ACTION OF BOARD--**

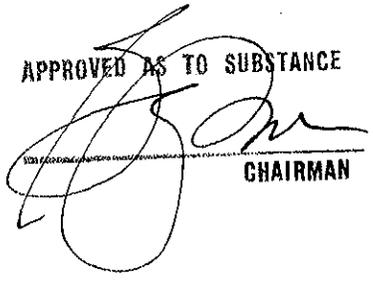
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BOARD OF APPEALS  
17-806 CITY HALL  
1001 JUL 20 A 11:27

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** McDonald's Corporation  
a Delaware Corporation **CAL NO.:** 179-07-S

**APPEARANCE FOR:** Amy Kurson **MAP NO.:** 17-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007

**PREMISES AFFECTED:** 6740 N. Clark Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, establishment of a fast-food restaurant with drive-thru facility.

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

ZONING BOARD OF APPEALS  
 11-806 CITY HALL  
 MAY 20 11:20 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:**

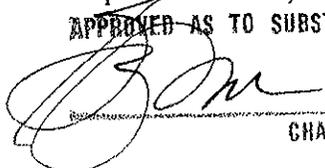
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 2007; and

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 through facility provided construction is consistent with the layout and design as illustrated on the site plan prepared by Watermark Engineering Resources, LTD, dated May 16, 2007, and elevation drawings prepared by Infiniti Dzines, Inc., dated November 27, 2006 and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN

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

**APPLICANT:** 3552 S. Seeley LLC **CAL NO.:** 182-07-A  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 8-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 3552-56 S. Seeley Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow two (2) residential buildings to be located on the same zoning lot and to allow a driveway to be accessed from a street when the zoning lot has access to an improved alley, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. Section 17-1-1300 states no more than one principal detached residential building may be located on a zoning lot that contains any other principal building.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

OFFICE OF APPEALS  
 11-895 CITY HALL  
 100 N. W. 20 A B 2

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:**

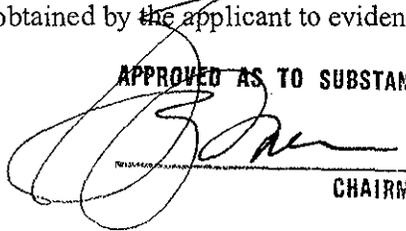
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that they wish to establish 10 condominium units in two existing buildings. One building was previously used as a residential building while the other building served as use for religious assembly. This site will be viewed as a lawful non conforming site which contained two separate buildings or one zoning lot. The use of a church ( religious facility) will be converted to the to the use of 9 dwelling units. The single family residence shall be converted to the 10<sup>th</sup> dwelling unit The appellant shall be permitted to establish residential use in both buildings and will also be permitted to access a 2 car garage off of W. 36<sup>th</sup> Street. The appellant must maintain both residential buildings as one condominium association. The decision of the Zoning Administrator is reversed. A business license shall be obtained by the applicant to evidence this decision.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

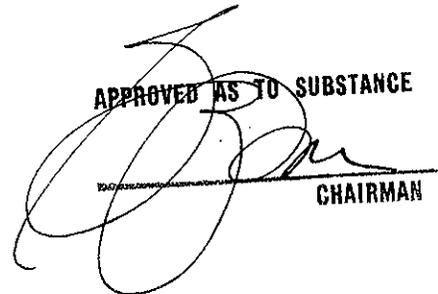
**MINUTES OF MEETING:**

May 18, 2007

**CAL NO.:** 182-07-A

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  
11-806 CITY HALL  
2007 JUN 20 AM 11:57

  
APPROVED AS TO SUBSTANCE  
CHAIRMAN

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

APPLICANT: 3552 S. Seeley LLC CAL NO.: 183-07-Z  
 APPEARANCE FOR: Thomas Moore MAP NO.: 8-H  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 May 18, 2007  
 PREMISES AFFECTED: 3552-56 S. Seeley 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 ten dwelling-unit building (in a former church) whose front yard shall be 2'-6" instead of 15', to eliminate rear yard open space instead of 813 square feet and to allow parking in the north side yard to be zero instead of 5'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 11-806 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 May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 applicants appeal is granted in case # 187-07-A; the applicant shall construct a ten dwelling-unit building (in a former church) whose front yard shall be 2'-6", to eliminate rear yard open space and to allow parking in the north side yard to be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

**MINUTES OF MEETING:**

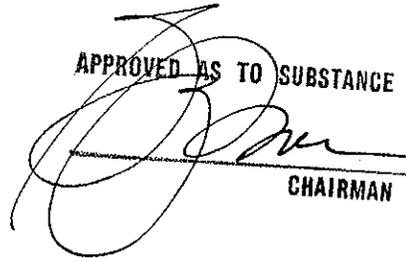
May 18, 2007

**CAL NO.:** 183-07-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  
11-8006 CITY HALL

2007 JUN 20 AM 11:27

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Saints Volodymyr and Olha Ukrainian Catholic Parish **CAL NO.:** 184-07-Z

**APPEARANCE FOR:** Paul Kolpak **MAP NO.:** 1-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** May 18, 2007

**PREMISES AFFECTED:** 2210 W. Superior Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House)/RM-5 Residential Multi-Unit Districts, a proposed expansion of a non-accessory parking lot for a church whose front yard prohibition shall be 7' instead of 20'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 MAY 18 2007

**THE VOTE**

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

**THE RESOLUTION:**

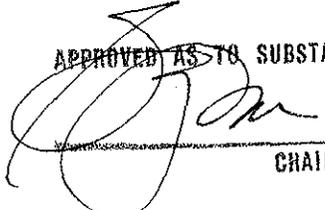
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

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 expand a non-accessory parking lot for a church whose front yard prohibition shall be 7'; the applicant will maintain 2 driveways which were established when the church was originally constructed; 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:** Gilberto Guerrero **CAL NO.:** 185-07-S  
**APPEARANCE FOR:** Same **MAP NO.:** 10-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 2533 W. 43rd Street

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

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 JUN 20 AM 11:20

**THE VOTE**

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

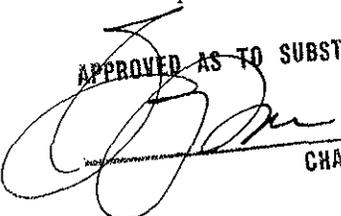
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 Department of Planning and Development and the applicants expert both testified that they find no other personal service establishment within 1,000 feet of the proposed beauty salon and therefore a special use for a beauty salon is not required for this location; The Board will permit the applicant to establish residential use below the second floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; a business license shall be obtained by the applicant to evidence this decision.

  
**APPROVED AS TO SUBSTANCE**  
 CHAIRMAN

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

**APPLICANT:** Genoveva and Jorge Ortega **CAL NO.:** 186-07-Z  
**APPEARANCE FOR:** Julio Tellez **MAP NO.:** 14-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 5612 S. Narragansett Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Single Family District, the establishment of a second story addition to single family residence whose front yard shall be 15.35' instead of 20'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 JUN 20 AM 11:20

**THE VOTE**

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

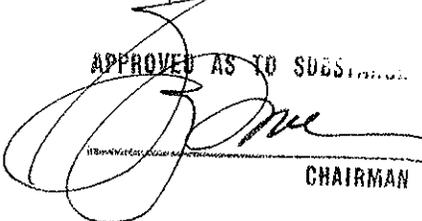
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 second story addition to single family residence whose front yard shall be 15.35'; 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 SUBSTANTIALITY  
  
 CHAIRMAN

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

**APPLICANT:** Lively Stone M.B. Church **CAL NO.:** 187-07-Z  
**APPEARANCE FOR:** Reverend Jenkins **MAP NO.:** 2-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 4452-54 W. Harrison Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-2 Limited Manufacturing District, a proposed day care center whose front yard shall be zero instead of 20'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 1-8066 CITY HALL  
 MAY 20 11:20 AM '07

**THE VOTE**

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

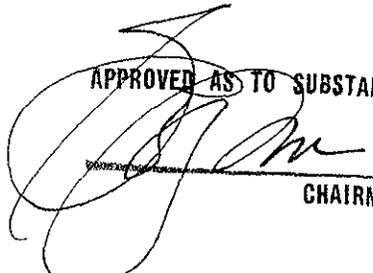
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 day care center whose front yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. A business license shall be obtained by the applicant to evidence this decision.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

APPLICANT: Irv Barr CAL NO.: 188-07-S  
 APPEARANCE FOR: John Pikarski MAP NO.: 8-J  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 May 18, 2007  
 PREMISES AFFECTED: 3101 S. Pulaski Road  
 NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a currency exchange with a drive-thru facility in a B3-1 Neighborhood Shopping District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

BOARD OF APPEALS  
 17-305 CITY HALL  
 JUN 20 11:00 AM

**THE VOTE**

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

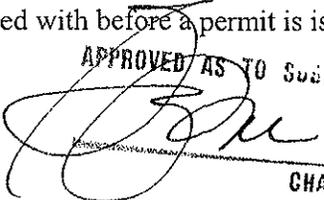
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 currency exchange 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 the applicant installs landscaping and fencing and otherwise improves the site consistent with the site plan, elevations and landscape plan prepared by Axis Design Group, dated May 18, 2007.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; a business license shall be obtained by the applicant to evidence this decision.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Construction Trades Associations, Inc. **CAL NO.:** 189-07-A  
 Art Gurevich

**APPEARANCE FOR:** Same **MAP NO.:** 12-E

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007

**PREMISES AFFECTED:** 4956 S. Champlain Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an accessory parking space to be accessed from the street when an improved alley exists. The appellant claims a utility pole blocks the 6th parking space and therefore a parking space must come off a street in an RM-5 Residential Multi-Unit District.

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

BOARD OF APPEALS  
 4-806 CITY HALL  
 2007 JUN 20 AM 11:27

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

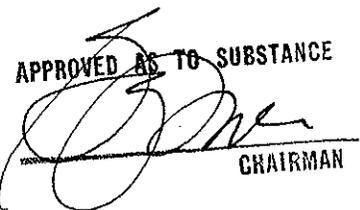
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 stated that he is providing parking for 12 units. He stated that one of the parking spaces off the alley are obstructed by a utility pole. The appellant will be permitted to establish one parking space to be accessed off of 50<sup>th</sup> street. The decision of the Zoning Administrator is reversed. The applicant must obtain an amended permit to reflect this decision.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Chad Monteith **CAL NO.:** 190-07-A  
**APPEARANCE FOR:** Same **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 1324 W. School Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an accessory structure (garage) which is 18 feet in height. The height of an accessory structure shall not exceed 15 feet in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

OFFICE OF APPEALS  
 1-800 CITY HALL  
 MAY 20 11:27

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

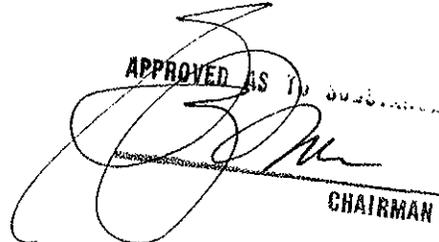
**THE RESOLUTION:**

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 May 18, 2007; and

WHEREAS, the district maps show that the premises is located in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Zoning Board of Appeals is not authorized to grant the increase in height of an accessory building over 15 feet. The decision of the Zoning Administrator is affirmed. The request is denied. The appellant shall bring the accessory building into compliance with the code.

APPROVED AS TO SUBMISSION  
  
 CHAIRMAN

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

**APPLICANT:** John Givargis **CAL NO.:** 191-07-Z

**APPEARANCE FOR:** Same **MAP NO.:** 15-N

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007

**PREMISES AFFECTED:** 6818 W. Palatine Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Single Family District, a proposed front deck whose front yard shall be 10.55' instead of 20'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 JUN 11 2007 4:14:20 PM

**THE VOTE**

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

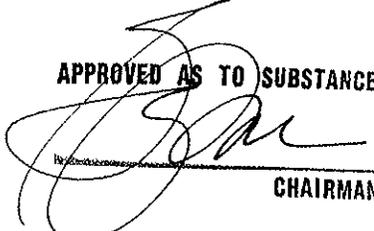
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a front deck whose front yard shall be 10.55'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Joseph Stoch **CAL NO.:** 192-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 7-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** May 18, 2007  
**PREMISES AFFECTED:** 3072 N. Elbridge Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Single Family District, the division of an improved zoning lot. The existing 1½ story single family residence shall have a 0.2" for each side yard instead of 2' and the total combined side yards shall be 0.4" with neither yard less than 2'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 11-806 CITY HALL  
 MAY 20 11:28 AM

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

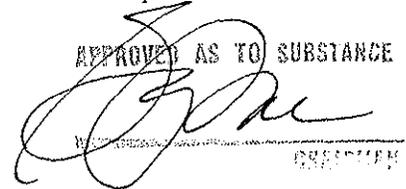
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

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 1½ story single family residence shall have a 0.2" for each side yard and the total combined side yards shall be 0.4"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

**APPLICANT:** Jes A Cut'N LLC **CAL NO.:** 193-07-S

**APPEARANCE FOR:** Danielle Cassell **MAP NO.:** 12-D

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007

**PREMISES AFFECTED:** 1431 E. Hyde Park Boulevard

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

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 17-806 CITY HALL  
 2007 JUN 20 A 11:28

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
X		
X		

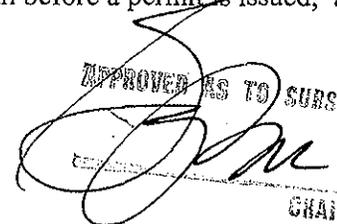
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 barber shop. The testimony of the appraiser was that his business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; a business license shall be obtained by the applicant to evidence this decision.

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

APPLICANT: Salvador Perez

CAL NO.: 194-07-Z

APPEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007

PREMISES AFFECTED: 4625 N. Lawndale Avenue

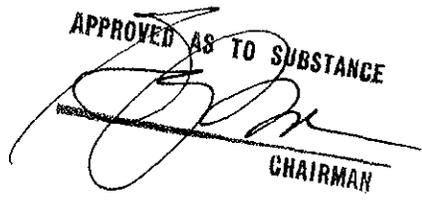
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Multi-Unit District, a 4th dwelling unit to be added to the site without providing a 4th required parking space.

ACTION OF BOARD--  
DISMISSED FOR WANT OF PROSECUTION

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  
200 JUN 20 A 11:20

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Corinne Gaines **CAL NO.:** 195-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 22-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 8940 S. Eggleston 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 7 foot (wood) fence within the rear and side yards. The rear yard shall be zero instead of 35' and the side yards shall be zero instead of 2.5'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 201 JUN 20 A 11:00

**THE VOTE**

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

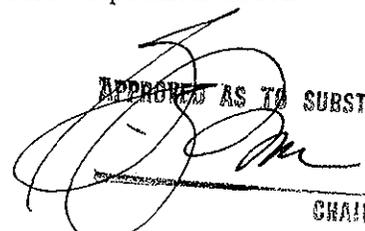
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 7 foot (wood) fence within the rear and side yards. The rear yard shall be zero and the side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

**APPLICANT:** Subrena A. Eli d/b/a Intuition Boutique **CAL NO.:** 196-07-S  
**APPEARANCE FOR:** Gary Wigoda **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** May 18, 2007  
**PREMISES AFFECTED:** 1657 W. Division 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 fortune teller in a B3-2 Community Shopping District.

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

BOARD OF APPEALS  
 806 CITY HALL  
 2007 JUN 20 A 11:29

**THE VOTE**

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

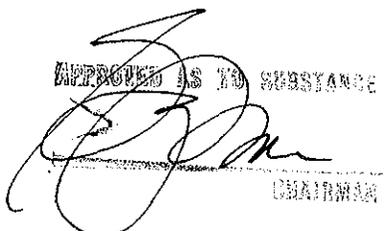
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 fortune teller service; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; a business license shall be obtained by the applicant to evidence this decision.

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

APPLICANT: Ronald A. Vari Jr.

CAL NO.: 197-07-S

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007

PREMISES AFFECTED: 813 N. May Street

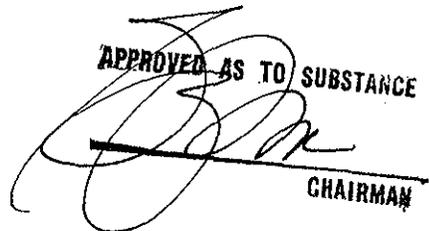
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the second floor in a 3-story two-dwelling unit building in a B3-2 Community Shopping District.

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  
806 CITY HALL  
JUN 20 11:20 AM

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Ronald A. Vari Jr.

CAL NO.: 198-07-Z

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
May 18, 2007

PREMISES AFFECTED: 813 N. May Street

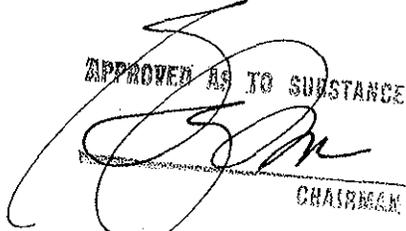
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 3-story two-dwelling unit building whose rear yard shall be 1'-4" instead of 30'.

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  
3-806 CITY HALL  
2007 JUN 20 A 11:29

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Memorial Missionary Baptist Church      **CAL NO.:** 199-07-S  
**APPEARANCE FOR:** Curtis Watson      **MAP NO.:** 20-G  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 1546 W. 87th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a B1-1 Neighborhood Shopping District.

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

BOARD OF APPEALS  
 1546 W. 87th Street  
 CHICAGO, IL 60619  
 (773) 877-2000

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

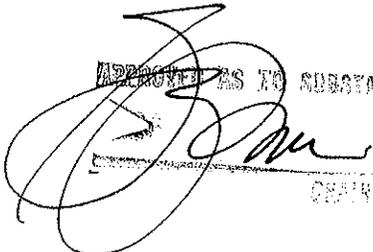
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 recommends approval of a religious facility 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:** Memorial Missionary Baptist Church **CAL NO.:** 200-07-S  
**APPEARANCE FOR:** Curtis Watson **MAP NO.:** 20-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 8642 S. Justine 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, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church at 1546 W. 87th Street.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 MAY 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 May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 an off-site parking lot to serve a church at 1546 W. 87th 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 install 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:** Jesus People USA **CAL NO.:** 201-07-S  
**APPEARANCE FOR:** Richard E. Zulkey **MAP NO.:** 11-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 931-39 W. Wilson Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a private elementary and high schools in a C1-5 Neighborhood Commercial District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
806 CITY HALL  
JUN 20 AM 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		

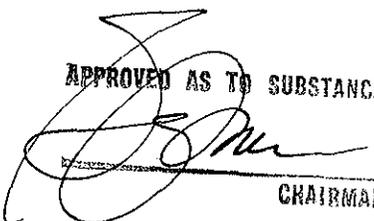
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 private elementary and high school; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Jesus People USA **CAL NO.:** 202-07-S

**APPEARANCE FOR:** Richard Zulkey **MAP NO.:** 11-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007

**PREMISES AFFECTED:** 909-11 W. Eastwood Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking accessory lot, in an RT-4 Residential Multi-Family District, to serve the school at 931 W. Wilson.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 1-806 CITY HALL  
 JUN 20 11:28

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

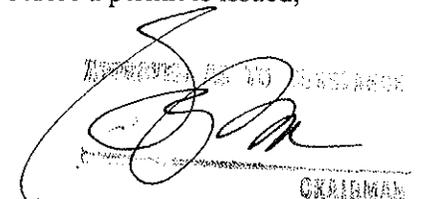
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 accessory lot, in an RT-4 Residential Multi-Family District, to serve the school at 931 W. Wilson; 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 to the establishment of the proposed off-site accessory parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

  
 APPROVED AS TO ACCURACY  
 \_\_\_\_\_  
 CHIEFMAN

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

**APPLICANT:** Jesus People USA **CAL NO.:** 203-07-Z  
**APPEARANCE FOR:** Richard Zulkey **MAP NO.:** 11-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 909-11 W. Eastwood Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Multi-Family District, a proposed off-site parking lot whose front yard shall be zero instead of 15'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 2-806 CITY HALL  
 JUN 20 4 11:20 PM

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

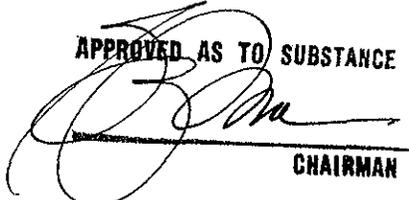
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Chavon M. Walton **CAL NO.:** 204-07-S  
**APPEARANCE FOR:** Same **MAP NO.:** 28-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 11445 S. Michigan 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 barber shop and a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 11-805 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		

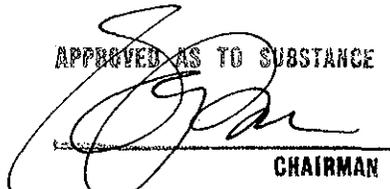
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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; a business license shall be obtained by the applicant to evidence this decision.

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

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

**APPLICANT:** Susana M. Valle **CAL NO.:** 205-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 5-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 3636 W. Armitage Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a banquet facility with a public place of amusement license.

**ACTION OF BOARD--  
VARIATION GRANTED**

RECEIVED  
 BOARD OF APPEALS  
 R-805 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 May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 banquet hall with a public place of amusement license; 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; a business license shall be obtained by the applicant to evidence this decision.

APPROVED AS TO SUBST: \_\_\_\_\_  
  
 CHAIRMAN

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

**APPLICANT:** Susan Lee **CAL NO.:** 206-07-A  
**APPEARANCE FOR:** Tatiana Czaplicki **MAP NO.:** 7-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 2434-36 N. Laramie Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a commercial unit for a residential unit in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**

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

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

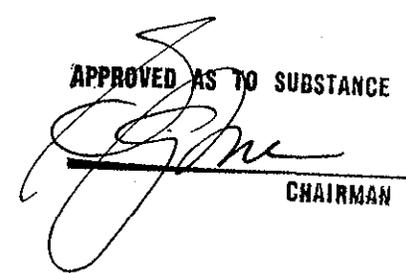
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 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 wishes to substitute a former commercial use with a residential unit. The Board finds that the request for residential use would not be out of character with the neighborhood. The decision of the Zoning Administrator is reversed and the appellant will be permitted to substitute the former commercial use with one residential dwelling unit. The applicant shall obtain a permit to reflect this decision.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** 6240 S. Kimbark, Inc. **CAL NO.:** 207-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 14-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 6240 S. Kimbark 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, permit a 4-story ten-dwelling unit building whose combined side yards shall be zero instead of 9.5' with neither yards less than 3.8' to allow for parking in the side yards and to provide 65.9 square feet of rear yard open space. \*

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 3-806 CITY HALL  
 207 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:**

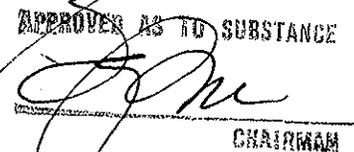
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

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; 4-story ten-dwelling unit building whose combined side yards shall be zero to allow for parking in the side yards and to provide 65.9 square feet of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Roman Popovych **CAL NO.:** 208-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 2001-03 W. Race Avenue/510-18 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story six-dwelling unit building whose front setback shall be zero instead of 3.85', combined side yards shall be 4' (4' on the west and zero on the east) instead of 9.6' with neither yard less than 3.84' and the rear setback shall be zero instead of 30'.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 CITY HALL  
 MAY 20 11:20 AM

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		

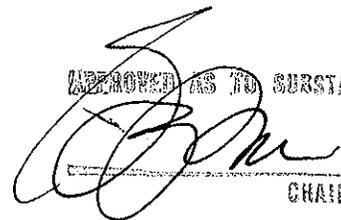
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 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 six-dwelling unit building whose front setback shall be zero, combined side yards shall be 4' (4' on the west and zero on the east) and the rear setback shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

**APPLICANT:** Shah Akhtar **CAL NO.:** 209-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
May 18, 2007  
**PREMISES AFFECTED:** 5134-36 W. Foster Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance, in an RS-3 Residential Single-Unit (Detached House) District, to divide an improved zoning lot. The remaining building shall be a single family residence and shall have a 2' east side yard instead of 2.16' and to reduce the combined side yards shall be 5.4'. \*

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 2-206 CITY HALL  
 JUNE 20 AM 11:29

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

**THE RESOLUTION:**

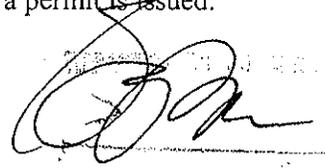
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 30, 2007; and

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 remaining build at 5136 W. Foster has been de-converted to a single family home and shall have an east side yard of 2' and whose combined side yards shall be 5.4'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing



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

**APPLICANT:** Fremont Partners III, L.L.C. **CAL NO.:** 210-07-S  
**APPEARANCE FOR:** Andrew Scott **MAP NO.:** 3-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 May 18, 2007  
**PREMISES AFFECTED:** 1523 N. Fremont 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 six-story hotel in a C3-5 Commercial, Manufacturing and Employment District.

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

**THE VOTE**

BOARD OF APPEALS  
 805 CITY HALL  
 MAY 20 11:29

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

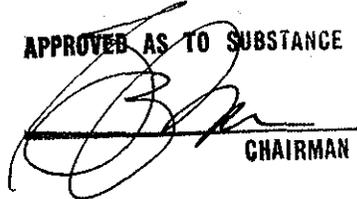
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 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 6 story hotel; 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 hotel provided the applicant has an agreement that guarantees the availability of he required parking for at least ten years, and that the parking is in place and available prior to the issuance of the certificate of occupancy for the hotel.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; this resolution shall not take effect until required parking has been obtained.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**MINUTES OF MEETING**

Date: June 15, 2007

Cal. No. 219-07-S

James J. Banks, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish an off site voluntary parking lot for 16 private passenger vehicles for a church located at 8927-29 S. Houston, on premises located at 8932-36 S. Baltimore. The special use was approved by the Zoning Board of Appeals on June 16, 2006 in Cal. No. 219-06-S .

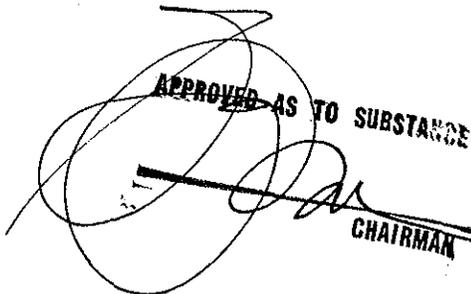
Mr. Banks stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will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

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to August 31, 2008. The motion prevailed by yeas and nays as follows:

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

2007 JUN 20 A 11: 22

ZONING BOARD OF APPEALS  
R-806 CITY HALL

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**MINUTES OF MEETING**

Date: June 15, 2007

Cal. No. 254-06-S

James J. Banks, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a package liquor store on premises located at 6200 W. Belmont. The special use was approved by the Zoning Board of Appeals on June 16, 2006 in Cal. No. 254-06-S .

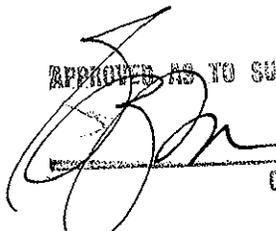
Mr. Banks stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will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

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to August 31, 2008. The motion prevailed by yeas and nays as follows:

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

JUN 15 2007  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
ROOM 905 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN