APPLICANT: E-Z Tree Recycling, Inc.  
APPEARANCE FOR: Meg George  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 7050 S. Dorchester Avenue  
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a limited business license for a Class III recycling facility in an M1-2 Limited Manufacturing/Business Park District. A Class III recycling is permitted in an M3 district.

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

THE VOTE

<table>
<thead>
<tr>
<th>NAME</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 Friday, July 20, 2007; and

WHEREAS, the district maps show that the premises is located in an M1-2 Limited Manufacturing/Business Park 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 his business has been in existence for many years. He stated that the zoning designation for his property has changed. He stated that his business has always been in existence and the use has never ceased. The appellant stated that he will bring his business into compliance with the Landscape Ordinance. The Board will permit the appellant to obtain a limited business license for a Class III recycling facility. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

Chairman
APPLICANT: New Life Covenant Pilsen Church

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 2512 S. Oakley Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious facility with 72 seats in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 54 OF 62 MINUTES
APPLICANT: Prosperity House, Inc. NFP

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6620-22 S. Evans Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 34 females in RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 transitional residence 34 people; there shall be no more than 27 adult shelter residents at one time; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the proposed transitional shelter provided there are no more than 34 (27 adult) residents at the facility.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Morgan Park Development Corp.  CAL NO.: 301-07-S

APPEARANCE FOR:  MAP NO.: 28-H

APPEARANCES AGAINST:  MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 11157 S. Vincennes Avenue

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

ACTION OF BOARD--CASE CONTINUED TO NOVEMBER 16, 2007

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

BRIAN L. CROWE
GIGI McCabe-Miele
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

PAGE 56 OF 62 MINUTES
APPLICANT: 1115 N. North Branch, LLC

CAL NO.: 304-07-A

PEOPLE FOR: Michael Lavelle

MAP NO.: 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 1115-19 N. North Branch Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish as an accessory, public place of amusement (a disc jockey booth) within a proposed tavern restaurant in a PMD #3 Planned Manufacturing District.

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

THE VOTE

AFFIRMATIVE  NEGATIVE  ABSENT

BRIAN L. CROWE  
GIGI MCCABE-MIELE  
DEMTRI KONSTANTELOS  
REVEREND WILFREDO DEJESUS  
JONATHAN SWAIN

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."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007; and

WHEREAS, the district maps show that the premises is located in an PMD #3 Planned Manufacturing 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 wish to establish a public place of amusement. The appellant shall be permitted to establish the public place of amusement license. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

PAGE 57 OF 62 MINUTES
APPLICANT: Ionel Danciu

CAL NO.: 315-07-A

MAP NO.: 15-K

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 4734-40 W. Bryn Mawr Avenue

MINUTES OF MEETING:
September 21, 2007

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot, in an RS-1 Residential Single-Unit (Detached House) District. The current lot has a 126.21 foot frontage. There are 10 improved lots on the block, six (6) of the lots contain a frontage of 79 feet or more. The new divided lots must make the predominant lot frontage of 79 feet. The applicant wishes to divide the 126 foot lot into a 65 foot and 61.21 foot lot, neither new lot equals 79 feet.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 19, 2007

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Ionel Danciu

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 4734 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, the division of an improved zoning lot (house and swimming pool). The house shall have combined side yards of 9.21' instead of 17.72' (4.75' on the north and 4.46' on the south) with neither yard less than 5'.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 19, 2007

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCabe-Miele</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Louis Pleveritis     MAP NO.: 3-J
CAL NO.: 342-07-Z

APPEARANCE FOR: John Pikarski

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3601-09 W. LeMoyne Street

MINUTES OF MEETING: September 21, 2007

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 enclosure of the rear porches adding 558 sq. ft. which is 7% more area than existed at the time of the original construction and code. The porches shall have a rear yard of 3'-3 3/4" instead of 14' and the west side yard shall be 8'-10" instead of 9.92'.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to enclose a rear porch which will add 558 sq. ft. The enclosed rear porches shall have a rear yard of 3'-3 3/4", and the west side yard shall be 8'-10"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

PAGE 60 OF 62 MINUTES
APPLICANT: Martha Vasquez

CAL NO.: 351-07-S

MAP NO.: 7-M

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 5809 W. Diversey Avenue

MINUTES OF MEETING: September 21, 2007

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

ACTION OF BOARD—CASE CONTINUED TO OCTOBER 19, 2007.

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

APPROVED AS TO SUBSTANCE
APPLICATION: Esther Jaramillo

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: Timothy Rowell

PREMISES AFFECTED: 1647-51 N. Albany Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The existing 2 dwelling unit building at 1651 N. Albany Avenue shall have a 2.5' south side yard and a 2" north side yard and the combined side yards shall be 2.7' instead of 5'.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian L. Crowe</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gigi McCabe-Miele</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demetri Konstantelos</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reverend Wilfredo DeJesus</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jonathan Swain</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 stated that she had inherited the vacant lot that was next to her lot. The applicant wishes to divide the lots. The applicant has changed the zoning of the property to allow the vacant lot to become buildable. The objector in this case was concerned about the request having an impact on her property. The applicant assured the objector that there would be no impact on the surrounding property and the objection was withdrawn. The applicant shall be permitted to divide an improved zoning lot; the existing 2 dwelling unit building at 1651 N. Albany Avenue shall have a 2.5' south side yard and a 2" north side yard and the combined side yards shall be 2.7' 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.
APPLICANT: Kenneth Zekich

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3441-43 S. Lowe 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 2-story single family residence whose north set back shall be 2' instead of 5' and front set back shall be 7.5' instead of 15'.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

BRIAN L. CROWE
GIGI MCCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2 story single family residence whose north set back shall be 1' and whose front set back shall be 7.5'; 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
APPLICANT: Juan A. Vargas

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3544 W. Diversey Avenue

APPLICATION APPROVED

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 rear 2-story addition to a 2 dwelling unit building with residential use below the second floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 3 OF 62 MINUTES
APPLICANT: Carmen Y. Outlaw

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 9107 S. Lowe Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a 2 dwelling unit building in an RS-2 Residential Single-Unit (Detached House) District.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

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 September 21, 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 in this matter stated that she wishes to expand an existing 2 dwelling unit building. She stated that she wishes to expand to provide new bedrooms because the existing rooms are too small for her needs. The Board will permit the appellant to expand the existing building. The decision of the Zoning Administrator is reversed.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Carmen Y. Outlaw
CAL NO.: 358-07-Z

APPEARANCE FOR: Same
MAP NO.: 22-F

APPEARANCES AGAINST: None

PREMISES AFFECTED: 9107 S. Lowe Avenue

MINUTES OF MEETING: September 21, 2007

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story rear addition whose north side yard shall be zero instead of 5' and the rear yard shall be 35' instead of 37.5'.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>NAME</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 was granted the expansion of an existing building in case number 357-07-A; the applicant shall be permitted to construct a 1-story rear addition whose north side yard shall be zero and the rear yard shall be 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 SUBSTANCE
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Brian Miller                        CAL NO.: 359-07-Z
APPEARANCE FOR: James J. Banks                  MAP NO.: 11-H
APPEARANCES AGAINST: None                      MINUTES OF MEETING: September 21, 2007
PREMISES AFFECTED: 2301 W. Cullom Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose front yard shall be 8' instead of 13.6', to reduce the total combined side yards to 3.0' instead of 6.41 (3' on the west and zero on the east), to reduce the rear yard to zero instead of 5' (on a reverse corner lot), to reduce the rear yard open space to 125 sq. ft. instead of 225 sq. ft. (see 2nd case on call 363-07-A).

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 was granted an appeal in case number 363-07-A; the applicant shall be permitted to construct a 2-story single family residence whose front yard shall be 8', to reduce the total combined side yards to 3.0' (3' on the west and zero on the east), to reduce the rear yard to zero (on a reverse corner lot), and to reduce the rear yard open space to 125 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.
APPLICANT: Oana Pavelea

APPEARANCE FOR: Thomas Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1750 N. Talman Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3rd floor addition to a single family residence whose front yard shall be 10'-2" instead of 15', to reduce the combined side yards to 3'-8" instead of 4'-8" (1'-2" on the north and 2'-6" on the south) and to increase the area of the garage to 504 sq. ft. (the minimum allowable area is 528 sq. ft.).

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>BRIAN L. CROWE</th>
<th>GIGI MCCABE-MIELE</th>
<th>DEMETRI KONSTANTELOS</th>
<th>REVEREND WILFREDO DEJESUS</th>
<th>JONATHAN SWAIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3rd floor addition to a single family residence whose front yard shall be 10'-2", to reduce the combined side yards to 3'-8" (1'-2" on the north and 2'-6" on the south) and to increase the area of the garage to 504 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

PAGE 7 OF 62 MINUTES
APPLICANT: Southeast Chicago Soccer, Inc.

APPEARANCE FOR: Edward Grossman

APPEARANCES AGAINST: None

PREMISES AFFECTED: 10230 S. Avenue N

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a public place of amusement license to be granted with a 125 feet of an RS-2 zoning district.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 public place of amusement license. The Board finds that because the facility is located near a residential district, the applicant may operate the soccer facility no later than 10:00 p.m. Sunday-Thursday and no later than 11:00 p.m. on Friday and Saturday. 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: Southeast Chicago Soccer, Inc. CAL NO.: 362-07-S
APPEARANCE FOR: Edward Grossman MAP NO.: 24-A
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 10256 S. Avenue N September 21, 2007

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 12 private passenger automobiles, in a M1-1 Limited Manufacturing/Business Park District, to serve the soccer facility located at 10230 S. Avenue N.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

APPROVED AS TO SUBSTANCE

Whereas, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

Whereas, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for 12 private passenger automobiles to serve the soccer facility located at 10230 S. Avenue N; 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): The Department of Planning and Development recommends approval of the proposed off-site parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE
APPLICANT: Brian Miller

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2301 W. Cullom Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the mechanical room/stair case enclosure to be set back to 15.69' instead of 20' from the building wall in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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 September 21, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he wishes to locate a mechanical room/ stair case enclosure 15.69' from the building wall instead of the required 20'. The appellant stated that his lot is a substandard lot and is shorter than an average city lot. The appellant’s request shall be granted and the decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 10 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Carlos Maldonando
APPEARANCE FOR: Mark Kupiec
APPEARANCES AGAINST: None
PREMISES AFFECTED: 3701 S. Kedzie Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a non-accessory parking lot without the required landscaping and fencing in an M1-2 Limited Manufacturing/Business Park District. The Department of Zoning maintains that there is no proof that an off-site parking lot was legally established and therefore fencing and landscaping is now required.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI MCBABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DE JESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 September 21, 2007; and

WHEREAS, the district maps show that the premises is located in an M1-2 Limited Manufacturing/Business Park 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 purchased the property from the previous owner and has continued to operate the existing business in the same fashion as the previous owner. The appellant stated that he wishes to continue to operate the business. He stated that his lot is not open to the public and that he leases the spaces on a month to month basis. The appellant also stated that he will comply with the landscape ordinance and provide required landscaping. A permit shall be issued to memorialize this decision.

APPROVED AS TO SUBSTANCE

BHC CHAIRMAN

PAGE 11 OF 62 MINUTES
APPLICANT: Bridgette Dougherty

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1854 N. Halsted Street

NATURE OF REQUEST: Application for a variation under Article II of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story addition to an existing single family residence whose north and south side shall be zero each, the combined side yards shall be zero instead of 5' and to increase the area by 81 sq. ft. more than existed at the time of the ordinance.

ACTION OF BOARD—VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story addition to an existing single family residence whose north and south side shall be zero each, the combined side yards shall be zero and to increase the area by 81 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 12 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Gofam II, LLC

CAL NO.: 366-07-Z

APPEARANCE FOR: Bernard Citron

MAP NO.: 3-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 21, 2007

PREMISES AFFECTED: 2727 W. Crystal 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, an expansion of a non-conforming 3 dwelling unit building with a enclosed 3-story rear porch whose west side yard shall be zero instead of 2' and the combined 5' side yards shall be 3.55'. This enclosed porch will replace a porch previously destroyed by fire. There is no record of a prior rear porch being enclosed.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

BRIAN L. CROWE
GIDI McCabe-Miele
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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-conforming 3 dwelling unit building with a enclosed 3-story rear porch whose west side yard shall be zero instead of 2' and the combined 5' side yards shall be 3.55'; 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

PAGE 13 OF 62 MINUTES
APPLICANT: Nail Bar Bucktown (Theodora Koutsougeras)  CAL NO.: 367-07-S

APPEARANCE FOR: MAP NO.: 5-H

APPEARANCES AGAINST: MINUTES OF MEETING:

PREMISES AFFECTED: 1629 N. Milwaukee Avenue September 21, 2007

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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD-- DISMISSED FOR WANT OF PROSECUTION

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCabe-Miele</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 14 OF 62 MINUTES
APPLICANT: John and Laurie Heitz  
CAL NO.: 368-07-A  
MAP NO.: 17-M

APPEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 7063 N. Mobile Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a front yard driveway from 16' to 21'. This expansion will allow parking within the required front yard. The Department of Zoning contends that a 21' driveway/parking pad is not permitted in the front yard in an RS-1 Residential Single-Unit (Detached House) District.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 September 21, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant has stated that she suffers from two arthritic knees and has fallen when exiting her automobile. She stated that she needs to have the driveway widened to allow her to exit her auto onto a concrete surface. The Board will allow the appellant to widen the existing driveway only for a distance of twenty feet from her existing garage door. The driveway may be widened to 21 feet from the garage but no further down the drive way. A permit may be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

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

APPLICANT: Jeidner Properties, Inc.  
CAL NO.: 369-07-Z

APPEARANCE FOR: Thomas Moore  
MAP NO.: 15-G

APPEARANCES AGAINST: None  
MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 5623-25 N. Clark Street

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 9 dwelling unit and commercial unit building whose residential rear yard shall be zero instead of 30'.

ACTION OF BOARD—VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 9 dwelling unit and commercial unit building whose residential rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
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;
I.

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

APPLICANT: Dean Darrus

APPEARANCE FOR: 

APPEARANCES AGAINST: 

PREMISES AFFECTED: 1948 N. Elston Avenue

CAL NO.: 370-07-A

MAP NO.: 5-G

MINUTES OF MEETING: September 21, 2007

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a business license for a retail use in a PMD 2 Planned Manufacturing District. The last limited business license for this address expired on November 15, 2000. The re-establishment of a retail use expires after 18 months when no business license is found.

ACTION OF BOARD--CASE CONTINUED TO DECEMBER 21, 2007

THE VOTE

<table>
<thead>
<tr>
<th>Name</th>
<th>Affirmative</th>
<th>Negative</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Rudy Luciani

APPEARANCE FOR: Kris Murphy

APPEARANCES AGAINST: None

PREMISES AFFECTED: 2903 N. Broadway

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

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that this business would not have a negative impact on surrounding properties and is in character with the neighborhood: 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): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE
APPLICANT: Paul Stojek

CAL NO.: 372-07-S

APPEARANCE FOR: Kris Murphy

MAP NO.: 12-I

APPEARANCES AGAINST: None

MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 5421 S. Kedzie Avenue

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

ACTION OF BOARD—APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2007; and

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

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Edward Cheung CAL NO.: 373-07-S

APPEARANCE FOR: Kris Murphy MAP NO.: 5-H

APPEARANCES AGAINST: None MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 2222 W. North Avenue

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

ACTION OF BOARD—APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-01B and by publication in the Chicago Sun-Times on August 29, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Malbec Partners, Inc.  CAL NO.: 374-07-S

APPEARANCE FOR: Thomas W. Conklin Jr.  MAP NO.: 7-G

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1433 W. Belmont Avenue

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

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 22 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Robert LaMorte CAL NO.: 375-07-S

APPEARANCE FOR: Lawrence Lusk MAP NO.: 7-G

APPEARANCES AGAINST: None MINUTES OF MEETING:

PREMISES AFFECTED: 1416 W. Fullerton Avenue September 21, 2007

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-3 Community Shopping District.

ACTION OF BOARD—APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 the establishment of this business would not have a negative impact on the surrounding property and is in character of the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT:  Adam Velarde

APPEARANCE FOR:  Bernard Citron

APPEARANCES AGAINST:  None

PREMISES AFFECTED:  2234 N. Halsted 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 new addition to an existing 2-story single family residence, whose combined side yards shall be 2'-10" instead of 5' (zero on the south and 2'-10" on the north).

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to construct an addition to an existing 2-story single family residence, whose combined side yards shall be 2'-10" (zero on the south and 2'-10" on the north); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 24 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jeffery C. Populorum
APPEARANCE FOR: Same
APPEARANCES AGAINST: None
PREMISES AFFECTED: 2931 N. Kolmar Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 9 foot high fence at the rear of the property in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.”

Whereas, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he has constructed a fence that exceeds 6' in height. The appellant stated that the fence needs to be greater than 6' because there are security issues in his neighborhood. The height of the fence shall be permitted to exceed 6' in height provide that any portion of the fence that is greater than 6' in height shall be constructed of a material that light and or air can pass through. The total height of the entire fence may not exceed 8' in height.

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 25 OF 62 MINUTES
APPLICANT: Piotr Suiga and Bernadeta Ciapala

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3241 N. Oconto Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2-story addition to an existing 1-story single family residence whose front yard shall be 5.10' instead of 20', combined side yards shall be 8.74; instead of 9.99' (0.54' on the north and 8.2' on the south).

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI McCABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DE JESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story addition to an existing 1-story single family residence whose front yard shall be 5.10', combined side yards shall be 8.74; (0.54' on the north and 8.2' 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
APPLICATION: Walter Frys  

APPAREANCE FOR: Same  

APPEARANCES AGAINST: None  

PREMISES AFFECTED: 1041 N. Hermitage Avenue  

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of 1-dwelling in a former commercial unit within a 5 dwelling unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There are 2 dwelling units on the 3rd floor, 2 dwelling units on the 2nd floor and one dwelling unit at the rear of the 1st floor.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 September 21, 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 wishes to substitute the former commercial use for a residential use. The applicant stated that the commercial unit use to be an old tavern. He wishes to use it as a studio apartment. The appellant will be permitted to substitute the use. The decision of the Zoning Administrator is reversed. A building permit shall be obtained to memorialize this decision.
APPLICANT: Miles Cole  CAL NO.: 380-07-S

APPEARANCE FOR: Gregory Wilson  MAP NO.: 28-F

APPEARANCES AGAINST: Sabrina Gates  MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 28 W. 113th Place

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for 8 people in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L. CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI MCCABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the objector in this matter stated that she is concerned about the amount of shelters that are in the area. She stated that she felt that there is an over abundance of like facilities in close proximity to her property; the testimony of the appraiser was that there would not be a negative impact on the surrounding community and that the proposed facility is in character with the neighborhood; the applicant shall be permitted to establish a transitional shelter for 8 people; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Banco Popular North America

APPEARANCE FOR: David Meek

MAP NO.: 6-J

MINUTES OF MEETING: September 21, 2007

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3220 W. 26th Street

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

ACTION OF BOARD—APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>BRIAN L. CROWE</th>
<th>GIGI MCBABE-MIELE</th>
<th>DEMETRI KONSTANTELOS</th>
<th>REVEREND WILFREDO DEJESUS</th>
<th>JONATHAN SWAIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Whereas, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 banking facility 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 construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by JTS Architects, dated May 15, 2007, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 29 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Tim Philbin

APPEARANCE FOR: Thomas Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3345 W. Cuyler Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a garage to exceed the allowable height an accessory building in an RS-3 Residential Single-Unit (Detached House) District. The height of the garage shall be 18'-8" instead of 15' with allowable area is 921 sq. ft. This 2-story garage has contains 1,713 sq. ft. which is 792 sq. ft. over the area allowed by ordinance authority.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

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 September 21, 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 Board finds that appellant has demolished an existing non-conforming garage and constructed a new garage that is 18'-8" in height without permits. Pursuant section to 17-9-0201-E, No accessory building or structure located in a required rear setback may exceed 15 feet in height. The Board will not overrule the decision of the Zoning Administrator. The accessory building exceeds the permitted height of 15 feet. The structure should be lowered to conform to the code height of 15'. This work shall be performed with a building permit. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 30 OF 62 MINUTES
APPLICANT: Tim Philbin

APPEARANCE FOR: Thomas Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3345 W. Cuyler Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, 2-story accessory building whose total combined side yard shall be 3.97' (.9" on the west and 3.22' on the east) instead of 7.5'.

ACTION OF BOARD—VARIATION DENIED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has affirmed the decision of the Zoning Administrator in Cal. No. 382-07-A. The applicants appeal was denied therefore the request for variation is also denied; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be denied.

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 31 OF 62 MINUTES
APPLICANT: Clayton D. Root

APPEARANCE FOR: CAL NO.: 384-07-A

APPEARANCES AGAINST: MAP NO.: 5-I

PREMISES AFFECTED: 1701 N. Campbell Avenue

MINUTES OF MEETING: September 21, 2007

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a 1st floor commercial space for 1-dwelling unit. The property contains 3 dwelling units (2 dwelling units on the 2nd floor and 1 dwelling unit at the 1st floor rear) in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--CASE CONTINUED TO OCTOBER 19, 2007

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

PAGE 32 OF 62 MINUTES
APPLICANT: 1770 Wilson, LLC

APPEARANCE FOR: Jessica Boudreau

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4601 N. Ravenswood Avenue/1762-76 W. Wilson 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 24 dwelling unit with commercial spaces which will eliminate the one required loading berth.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>BRIAN L. CROWE</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>GIGI McCABE-MIELE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 24 dwelling unit building and commercial spaces. The applicant will also be permitted to eliminate one required loading berth. Two of the units will be CPAN units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
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;
APPLICANT: Julia Ugarte

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 627 W. 18th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit on the 1st floor for a commercial unit. There is a 2nd dwelling unit on the 2nd floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 16, 2007

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 35 OF 62 MINUTES
APPLICANT: 36 N. Menard, LLC  CAL NO.: 387-07-A

APPEARANCE FOR: Richard Toth  MAP NO.: 1-M

APPEARANCES AGAINST: None  MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 36-50 N. Menard Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 59 dwelling unit with an existing building with only 57 accessory off-site parking spaces in an RM-5 Residential Multi-Unit District.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 September 21, 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 wishes to establish 59 dwelling units in an existing building. The appellant stated that he will provide 57 non-required parking spaces at 2 off site parking lots. The appellant will be permitted to establish 59 dwelling units in the existing building with 57 off site non-required parking spaces which will be deeded to the owners of the condominium units. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CHAIRMAN

PAGE 36 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 36 N.Menard, LLC

APPEARANCE FOR: Richard Toth

APPEARANCES AGAINST: Joseph Woods, Neomi Strong

PREMISES AFFECTED: 17 N. Mayfield Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 27 private passenger automobiles, in a B1-1 Neighborhood Shopping District, to serve the building located at 36-50 N. Menard.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>BRIAN L. CROWE</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GIGI MCCABE-MIELE</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEMETRI KONSTANTELOS</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REVEREND WILFREDO DEJESUS</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JONATHAN SWAIN</th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the objectors in this matter stated that they are concerned about the lack of parking in the area they stated that most of the residents of the condominium have more than one automobile; the objectors also stated that people that do not live on their block take most of the parking spaces; the applicant shall be permitted to establish an off site parking lot for 27 private passenger automobiles to serve the building that is located at 36-50 N. Menard; the applicant shall install all necessary equipment to maintain landscaping; all spaces must be deeded to condominium owners; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the off-site parking lot, provided construction is consistent with the layout illustrated on the site plan prepared by Swiss Design Group Ltd., Architects dated September 19, 2001.

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

APPROVED AS TO SUBSTANCE
APPLICANT: 36 N. Menard, LLC

APPEARANCE FOR: Richard Toth

APPEARANCES AGAINST: Joseph Woods, Neomi Strong

PREMISES AFFECTED: 17 N. Mayfield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, the establishment of an accessory off-site parking lot for 27 private passenger automobiles whose front yard shall be 7' instead of 20'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are concerned about the lack of parking in the area they stated that most of the residents of the condominium have more than one automobile; the objectors also stated that people that do not live on their block take most of the parking spaces; the applicant shall be permitted to establish an accessory off-site parking lot for 27 private passenger automobiles whose front yard shall be 7'; the applicant shall install all necessary equipment to maintain landscaping; all spaces must be deeded to condominium owners; 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
APPLICANT: 36 N. Menard, LLC  
CAL NO.: 390-07-S  

APPEARANCE FOR: Richard Toth  
MAP NO.: 1-M  

APPEARANCES AGAINST: Joseph Woods, Neomi Strong  

MINUTES OF MEETING: September 21, 2007  

PREMISES AFFECTED: 35 N. Menard Avenue  

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 32 private passenger automobiles, in a B1-1 Neighborhood Shopping District, to serve the building located at 36-50 N. Menard.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian L. Crowe</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gigi McCabe-Miele</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demetri Konstantelos</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reverend Wilfredo DeJesus</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jonathan Swain</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are concerned about the lack of parking in the area; they stated that most of the residents of the condominium have more than one automobile; the objectors also stated that people that do not live on their block take most of the parking spaces; the applicant shall be permitted to establish an off site parking lot for 32 private passenger automobiles to serve the building located at 36-50 N. Menard; the applicant shall install all necessary equipment to maintain landscaping; all spaces must be deeded to condominium owners; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the off-site parking lot, provided construction is consistent with the layout illustrated on the site plan prepared by Swiss Design Group Ltd., Architects dated September 19, 2001.

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

APPROVED AS TO SUBSTANCE
APPLICATION: 36 N. Menard, LLC

APPEARANCE FOR: Richard Toth

APPEARANCES AGAINST: Joseph Woods, Neomi Strong

PREMISES AFFECTED: 35 N. Menard Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, the establishment of an accessory off-site parking lot for private passenger automobiles whose front yard shall be 7' instead of 20' and to reduce the combined side yards to zero (zero north and zero south) instead of 10'.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the objectors in this matter stated that they are concerned about the lack of parking in the area; they stated that most of the residents of the condominium have more than one automobile; the objectors also stated that people that do not live on their block take most of the parking spaces; the applicant shall be permitted to establish an accessory off-site parking lot for private passenger automobiles whose front yard shall be 7' and to reduce the combined side yards to zero (zero north and zero south); the applicant shall install all necessary equipment to maintain landscaping; all spaces must be deeded to condominium owners; 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.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Yolanda L. Cuevas

PEARANCE FOR: Same

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1821-23 W. Irving Park Road

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

ACTION OF BOARD—APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 the use is compatible with the community and is not out of character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

PAGE 41 OF 62 MINUTES
APPLICATION: Heriberto Ibarra
CAL NO.: 393-07-Z

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

APPEARANCES AGAINST: None

MINUTES OF MEETING: September 21, 2007

PREMISES AFFECTED: 1451-53 N. Hamlin Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing single family residence at 1453 N. Hamlin shall have a zero north and zero south side yard and one required parking space.

ACTION OF BOARD-- VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 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 house will have sides yards that are zero on the north and zero on the south; the existing house will also have one required parking 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 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

PAGE 42 OF 62 MINUTES
APPLICANT: Evans Property Development LLC
APPEARANCE FOR: James J. Banks
APPEARANCES AGAINST: None
PREMISES AFFECTED: 6514-16 S. Evans Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 6 dwelling unit building whose minimum lot area shall be 5,850 sq. ft. instead of 6,000 sq. ft.

ACTION OF BOARD-- VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3 story 6 dwelling unit building whose minimum lot area shall be 5,850 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

PAGE 43 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jennifer Gordon

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3711 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 1-story bay front porch projection and 2nd floor addition to a single family residence whose front yard shall be 5' instead of 12.26', the combined side yards shall be 2'-7" (zero on the north and 2'-7" on the south) instead of 5' and to allow a masonry wall at the front porch to be 6' high.

ACTION OF BOARD--VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107.A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 1-story bay front porch projection and 2nd floor addition to a single family residence whose front yard shall be 5', the combined side yards shall be 2'-7" (zero on the north and 2'-7" on the south) and to allow a masonry wall at the front porch to be 6' high; 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.
APPLICANT: Ballydagan Developers LLC

CAL NO.: 396-07-Z

MAP NO.: 7-H

APPLICATION FOR: 

APPEARANCES AGAINST: 

PREMISES AFFECTED: 2478-2502 N. Clybourn Avenue

MINUTES OF MEETING: September 21, 2007

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 27 dwelling unit building whose south west rear yard shall be 8'-11" instead of 35'-8".

ACTION OF BOARD-- CASE CONTINUED TO NOVEMBER 16, 2007

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED AS TO SUBSTANCE

PAGE 45 OF 62 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Sexy Nails, Inc.  
APPEARANCE FOR: Jerry Tran  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 5903 S. Archer Avenue  
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; the testimony of the appraiser was that the use is compatible with the neighborhood and will not have a negative impact on the surrounding community; 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 nail salon.

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

APPROVED AS TO SUBSTANCE

PAGE 46 OF 62 MINUTES
APPLICANT: Concept Developers

APPEARANCE FOR: Jessica Boudreau

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1340 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-7 Downtown Mixed-Use District, a proposed 2-story addition to an existing 7-story building whose rear yard set back shall be zero instead of 30'. An additional 5 dwelling units will be added to total 53 dwelling units and 37 parking spaces.

ACTION OF BOARD—VARIATION GRANTED

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story addition to an existing 7-story building whose rear yard set back shall be zero. An additional 5 dwelling units will be added to total 53 dwelling units and 37 parking spaces; parking spaces may be deeded only to owners of units in the building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jacqueline Verrilli

APPEARANCE FOR: Mark Kupiec

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1850 W. Erie Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the floor area to be increased. An RS-3 Residential Single-Unit (Detached House) District allows 2,672 sq. ft. to be established. The applicant wants to add a 2-story addition for a total of 3,034 sq. ft. which is 361 sq. ft. more than allowed.

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

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

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 September 21, 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 add a 2 story rear addition to an existing single family residence. The addition would increase the amount of permitted square footage to 3,034 sq. ft which is 361 sq. ft more than what is permitted. The appellant stated that the rear addition was in need of repair. The appellant shall be permitted to increase the square footage to 3,034 square feet. The decision of the Zoning Administrator is reversed. A building permit is required to memorialize this decision.

APPROVED AS TO SUBSTANCE

PAGE 48 OF 62 MINUTES
APPLICATION: Jacqueline Verrilli  

APPEARANCE FOR: Mark Kupiec  

APPEARANCES AGAINST: None  

PREMISES AFFECTED: 1850 W. Erie Street  

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing 2-story single family residence (the base will be excavated to below grade) whose combined side yards shall be 2.78' (.64 on the west and 2.14 on the east) with neither yard less than 2'.  

ACTION OF BOARD--VARIATION GRANTED  

THE VOTE  

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:  

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and  

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story rear addition to an existing 2-story single family residence (the base will be excavated to below grade) whose combined side yards shall be 2.78' (.64 on the west and 2.14 on the east); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore  

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

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

APPROVED AS TO SUBSTANCE  

PAGE 49 OF 62 MINUTES
APPLICANT: Ferrer, Inc.  
APPEARANCE FOR: Jesus Ferrer  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 3309 E. 106th Street  
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility in a Ml-1 Limited Manufacturing/Business Park District.

ACTION OF BOARD--APPLICATION APPROVED

THE VOTE

<table>
<thead>
<tr>
<th>Name</th>
<th>Affirmative</th>
<th>Negative</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian L. Crowe</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Gigi McCabe-Miele</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demetri Konstantellos</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reverend Wilfredo DeJesus</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jonathan Swain</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 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 restaurant with a drive-thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Xenos & Associates, Ltd., dated September 20, 2007, and provided the final landscape plan is approved by the department of Planning and Development.

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

APPEARANCE FOR: Thomas Pikarski

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6487-6505 N. Northwest Highway

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a driveway to be accessed from Northwest Highway. The applicant wishes to construct a 4-story 36 dwelling unit building. Section 17-2-0402A & B states all off-street parking must be accessed of an abutting alley unless the zoning lot lacks access to an improved alley in an RM-4.5 Residential Multi-Unit District.

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

THE VOTE

<table>
<thead>
<tr>
<th></th>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIAN L CROWE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GIGI MCCABE-MIELE</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEMETRI KONSTANTELOS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVEREND WILFREDO DEJESUS</td>
<td>ABSTAIN</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JONATHAN SWAIN</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.”

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-4.5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: This case was previously heard in 294-06-A. The Board granted the previous appeal. The Board will permit the appellant to access a drive way from Northwest Highway. The applicant must maintain a driveway access thru the building to allow the parking spaces and vehicles direct access to Northwest Highway. The applicant has stated that the existing alley is not improved and thus autos from this building may not travel down the alley. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICATION: Leonard DiCristofano  
CAL NO.: 403-07-Z

APPEARANCE FOR: Thomas Pikarski  
MAP NO.: 17-O

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6487-6505 N. Northwest Highway

MINUTES OF MEETING: September 21, 2007

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 12 dwelling unit addition to an existing 4-story 24 dwelling unit building whose rear yard shall be 32' instead of 42.78' and the total combined side yards shall be 10' (5' on the north and 5' on the south). The Board has previously heard a variation (135-06-Z) and appeal (294-06-A).

ACTION OF BOARD-- VARIATION GRANTED

THE VOTE

<table>
<thead>
<tr>
<th>AFFIRMATIVE</th>
<th>NEGATIVE</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ABSTAIN</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 12 dwelling unit addition to an existing 4-story 24 dwelling unit building whose rear yard shall be 32' instead of 42.78' and the total combined side yards shall be 10' (5' on the north and 5' 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

PAGE 52 OF 62 MINUTES