

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

**APPLICANT:** E-Z Tree Recycling, Inc. **CAL NO.:** 261-07-A  
**APPEARANCE FOR:** Meg George **MAP NO.:** 16-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 September 21, 2007  
**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:07

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

**THE RESOLUTION:**

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

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

*BDC*

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

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

APPLICANT: New Life Covenant Pilsen Church

CAL NO.: 266-07-S

APPEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

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

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

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

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 AM 11:07

APPROVED AS TO SUBSTANCE

*BSC*

CHAIRMAN

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

**APPLICANT:** Prosperity House, Inc. NFP **CAL NO.:** 267-07-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 16-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 REVEREND WILFREDO DEJESUS  
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS  
 -806 CITY HALL  
 21 OCT 22 A 11:08

**THE RESOLUTION:**

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;

**APPROVED AS TO SUBSTANCE**

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

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

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 11 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive thru facility in a B3-1 Community Shopping District.

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

THE VOTE

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

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

BOARD OF APPEALS  
1-806 CITY HALL  
2007 OCT 22 A 11:08

APPROVED AS TO SUBSTANCE  
*BSC*  
CHAIRMAN

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

**APPLICANT:** 1115 N. North Branch, LLC **CAL NO.:** 304-07-A  
**APPEARANCE 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**

BOARD OF APPEALS  
 806 CITY HALL  
 OCT 22 A 11:08

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

**THE RESOLUTION:**

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

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

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



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

APPLICANT: Ionel Danciu

CAL NO.: 316-07-Z

APPEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:08

APPROVED AS TO SUBSTANCE

*BDC*

CHAIRMAN

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

**APPLICANT:** Louis Pleveritis

**CAL NO.:** 342-07-Z

**APPEARANCE FOR:** John Pikarski

**MAP NO.:** 3-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**PREMISES AFFECTED:** 3601-09 W. LeMoyné Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the 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**

AFFIRMATIVE      NEGATIVE      ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:08

**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**

BJC

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

APPLICANT: Martha Vasquez

CAL NO.: 351-07-S

APPEARANCE FOR:

MAP NO.: 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

PREMISES AFFECTED: 5809 W. Diversey Avenue

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

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

THE VOTE

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

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:08

APPROVED AS TO SUBSTANCE  
*Bac*  
CHAIRMAN

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

**APPLICANT:** Esther Jaramillo

**CAL NO.:** 354-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 5-I

**APPEARANCES AGAINST:** Timothy Rowell

**MINUTES OF MEETING:**  
September 21, 2007

**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:00

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

*BJC*

**CHAIRMAN**

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

**APPLICANT:** Kenneth Zekich

**CAL NO.:** 355-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 8-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21,,2007

**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**

BOARD OF APPEALS  
3-906 CITY HALL  
301 OCT 22 A 11: 00

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

**THE RESOLUTION:**

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

*BZC*

**CHAIRMAN**

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

**APPLICANT:** Juan A. Vargas **CAL NO.:** 356-07-S  
**APPEARANCE FOR:** Same **MAP NO.:** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**PREMISES AFFECTED:** 3544 W. Diversey Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a rear 2-story addition to a 2 dwelling unit building with residential use below the 2nd floor in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:00

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

**THE RESOLUTION:**

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

*BJC*

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Carmen Y. Outlaw **CAL NO.:** 357-07-A  
**APPEARANCE FOR:** Same **MAP NO.:** 22-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 AM 11:01

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

**THE RESOLUTION:**

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

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

**APPROVED AS TO SUBSTANCE**

*BSC*

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

**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 **MINUTES OF MEETING:**  
September 21, 2007  
**PREMISES AFFECTED:** 9107 S. Lowe Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:00

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

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

**THE RESOLUTION:**

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

*BJL*

CHAIRMAN

**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:00

**THE VOTE**

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

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

*DJC*

\_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Oana Pavelea  
**APPEARANCE FOR:** Thomas Moore  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED:** 1750 N. Talman Avenue

**CAL NO.:** 360-07-Z  
**MAP NO.:** 5-I  
**MINUTES OF MEETING:**  
 September 21, 2007

**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:05

**THE VOTE**

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

**THE RESOLUTION:**

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

*B+C*

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

**APPLICANT:** Southeast Chicago Soccer, Inc. **CAL NO.:** 361-07-Z  
**APPEARANCE FOR:** Edward Grossman **MAP NO.:** 24-A  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:05

**THE VOTE**

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

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

**THE RESOLUTION:**

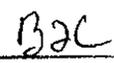
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 29, 2007; and

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**

  
 \_\_\_\_\_  
 CHAIRMAN

**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:**  
September 21, 2007

**PREMISES AFFECTED:** 10256 S. Avenue N

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

ZONING BOARD OF APPEALS  
 R-805 CITY HALL  
 2007 OCT 22 11:05 AM

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

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

**THE RESOLUTION:**

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

*B.C.*

CHAIRMAN

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

**APPLICANT:** Brian Miller **CAL NO.:** 363-07-A

**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:** 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**

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

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

ZONING BOARD OF APPEALS  
 31-806 CITY HALL  
 2007 OCT 22 A 11:05

**THE RESOLUTION:**

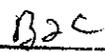
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

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

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

**APPLICANT:** Carlos Maldonado **CAL NO.:** 364-07-A  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 8-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
R-805 CITY HALL  
OCT 22 AM 11:07

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

**THE RESOLUTION:**

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

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

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

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

**APPLICANT:** Bridgette Dougherty **CAL NO.:** 365-07-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**PREMISES AFFECTED:** 1854 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 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**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:05

**THE VOTE**

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

**THE RESOLUTION:**

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

*BJC*

CHAIRMAN

**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**

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:05

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

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

B2C

\_\_\_\_\_  
CHAIRMAN

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

APPLICANT: Nail Bar Bucktown (Theodora Koutsougeras) CAL NO.: 367-07-S

APPEARANCE FOR: MAP NO.: 5-H

APPEARANCES AGAINST: MINUTES OF MEETING:

September 21, 2007

PREMISES AFFECTED: 1629 N. Milwaukee Avenue

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

AFFIRMATIVE NEGATIVE ABSENT

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

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

BOARD OF APPEALS  
11-806 CITY HALL  
2007 OCT 22 A 11:05

APPROVED AS TO SUBSTANCE

*B2C*

CHAIRMAN

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

**APPLICANT:** John and Laurie Heitz

**CAL NO.:** 368-07-A

**APPEARANCE FOR:** Same

**MAP NO.:** 17-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**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 drive way 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**

BOARD OF APPEALS  
 7-806 CITY HALL  
 2007 OCT 22 A 11:05

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

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

**THE RESOLUTION:**

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

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

ZONING BOARD OF APPEALS  
 11-806 CITY HALL  
 2007 OCT 22 A 11:05

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

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

**THE RESOLUTION:**

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

*BZC*

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

**MINUTES OF MEETING:**

September 21, 2007

**CAL NO.: 369-07-Z**

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

BOARD OF APPEALS  
11-806 CITY HALL

2007 OCT 22 A 11:05

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

APPLICANT: Dean Darrus

CAL NO.: 370-07-A

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

PREMISES AFFECTED: 1948 N. Elston Avenue

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

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

BOARD OF APPEALS  
R-806 CITY HALL

2007 OCT 22 A 11:05

APPROVED AS TO SUBSTANCE

Bac

CHAIRMAN

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

**APPLICANT:** Rudy Luciani

**CAL NO.:** 371-07-S

**APPEARANCE FOR:** Kris Murphy

**MAP NO.:** 7-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**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**

AFFIRMATIVE    NEGATIVE    ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

BOARD OF APPEALS  
 3-806 CITY HALL  
 2007 OCT 22 A 11:05

**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 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**

*Bdc*

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

**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**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:05

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

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

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CH:

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

**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**

BOARD OF APPEALS  
8-806 CITY HALL  
2007 OCT 22 11:05

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

**APPLICANT:** Malbec Partners, Inc. **CAL NO.:** 374-07-S  
**APPEARANCE FOR:** Thomas W. Conklin Jr. **MAP NO.:** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:05

**THE VOTE**

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

**THE RESOLUTION:**

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

**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:**  
September 21, 2007

**PREMISES AFFECTED:** 1416 W. Fullerton Avenue

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:06

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

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

**THE RESOLUTION:**

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

*Bdc*

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

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

**APPLICANT:** Adam Velarde **CAL NO.:** 376-07-Z  
**APPEARANCE FOR:** Bernard Citron **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
 R-805 CITY HALL  
 2007 OCT 22 A 11: 05

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

**THE RESOLUTION:**

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



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

**APPLICANT:** Piotr Suiga and Bernadeta Ciapala **CAL NO.:** 378-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-0  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 September 21, 2007  
**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**

BOARD OF APPEALS  
 806 CITY HALL  
 2007 OCT 22 A 11:01

**THE VOTE**

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

**THE RESOLUTION:**

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

*Bzc*

\_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: Walter Frys

CAL NO.: 379-07-A

APPEARANCE FOR: Same

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
September 21, 2007

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**

BOARD OF APPEALS  
11-805 CITY HALL  
2007 OCT 22 A 11:05

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

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

**THE RESOLUTION:**

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

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

**APPROVED AS TO SUBSTANCE**

*BZC*

CHAIRMAN

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

**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**

BOARD OF APPEALS  
 11-806 CITY HALL  
 2007 OCT 22 A 11:05

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

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

*BZC*

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

APPLICANT: Banco Popular North America CAL NO.: 381-07-S  
APPEARANCE FOR: David Meek MAP NO.: 6-J  
APPEARANCES AGAINST: None MINUTES OF MEETING:  
September 21, 2007  
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

BOARD OF APPEALS  
R-606 CITY HALL  
2007 OCT 22 AM 11:05

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

THE RESOLUTION:

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

B2C

CHAIRMAN

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

**APPLICANT:** Tim Philbin **CAL NO.:** 382-07-A  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 11-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
 11806 CITY HALL  
 SEP 21 19 00 1:03

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		
	X	

**THE RESOLUTION:**

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

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

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

**APPLICANT:** Tim Philbin **CAL NO.:** 383-07-Z

**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 11-J

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

**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**

BOARD OF APPEALS  
 1-813 CITY HALL  
 2007 SEP 19 P 1:03

**THE VOTE**

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

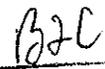
**THE RESOLUTION:**

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

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

APPLICANT: Clayton D. Root

CAL NO.: 384-07-A

APPEARANCE FOR:

MAP NO.: 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

PREMISES AFFECTED: 1701 N. Campbell Avenue

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

AFFIRMATIVE    NEGATIVE    ABSENT

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

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

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:05

APPROVED AS TO SUBSTANCE

BLC  
Jonathan Swain

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

**APPLICANT:** 1770 Wilson, LLC **CAL NO.:** 385-07-Z  
**APPEARANCE FOR:** Jessica Boudreau **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

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

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

BOARD OF APPEALS  
 4-806 CITY HALL  
 2007 OCT 22 A 11:06

**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 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.

**APPROVED AS TO SUBSTANCE**

*BSC*

\_\_\_\_\_  
CHAIRMAN

**MINUTES OF MEETING:**  
September 21, 2007

**CAL NO.:** 385-07-Z

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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

2007 OCT 22 A 11:05

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

APPLICANT: Julia Ugarte

CAL NO.: 386-07-A

APPEARANCE FOR:

MAP NO.: 4-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

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

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

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:06

APPROVED AS TO SUBSTANCE

B2C  
CHAIRMAN

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

**APPLICANT:** 36 N. Menard, LLC **CAL NO.:** 387-07-A  
**APPEARANCE FOR:** Richard Toth **MAP NO.:** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
**PREMISES AFFECTED:** 36-50 N. Menard Avenue September 21, 2007

**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**

OFFICE OF APPEALS  
 806 CITY HALL  
 2007 OCT 22 A 11:05

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

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

**THE RESOLUTION:**

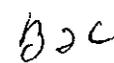
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

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

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

**APPLICANT:** 36 N.Menard, LLC **CAL NO.:** 388-07-S  
**APPEARANCE FOR:** Richard Toth **MAP NO.:** 1-M  
**APPEARANCES AGAINST:** Joseph Woods, Neomi Strong **MINUTES OF MEETING:**  
September 21, 2007  
**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**

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

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

BOARD OF APPEALS  
 -806 CITY HALL  
 2007 OCT 22 A 11:06

**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 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**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** 36 N.Menard, LLC **CAL NO.:** 389-07-Z  
**APPEARANCE FOR:** Richard Toth **MAP NO.:** 1-M  
**APPEARANCES AGAINST:** Joseph Woods, Neomi Strong **MINUTES OF MEETING:**  
September 21, 2007  
**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:05

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

**THE RESOLUTION:**

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

  
 \_\_\_\_\_  
 CHAIRMAN

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

**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**

BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 2007 OCT 22 AM 11:05

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

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

**THE RESOLUTION:**

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

BSC

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

**APPLICANT:** 36 N. Menard, LLC

**CAL NO.:** 391-07-Z

**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 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**

BOARD OF APPEALS  
 R-808 CITY HALL  
 2007 OCT 22 4:11:06

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

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

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

*BDC*

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

**APPLICANT:** Yolanda L. Cuevas

**CAL NO.:** 392-07-S

**APPEARANCE FOR:** Same

**MAP NO.:** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**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**

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 AM 11:07

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

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

**THE RESOLUTION:**

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

*B2L*

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

**APPLICANT:** 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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:07

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

**THE RESOLUTION:**

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

*BSC*

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Evans Property Development LLC **CAL NO.:** 394-07-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 16-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 September 21, 2007  
**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**

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

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

BOARD OF APPEALS  
 1-806 CITY HALL  
 01 OCT 22 AM 11:07

**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**

*Bjc*

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

**APPLICANT:** Jennifer Gordon

**CAL NO.:** 395-07-Z

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:07

**THE VOTE**

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

**THE RESOLUTION:**

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

**APPROVED AS TO SUBSTANCE**

*B2C*

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

APPLICANT: Ballydangan Developers LLC

CAL NO.: 396-07-Z

APPEARANCE FOR:

MAP NO.: 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
September 21, 2007

PREMISES AFFECTED: 2478-2502 N. Clybourn Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 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

AFFIRMATIVE    NEGATIVE    ABSENT

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

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

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:07

APPROVED AS TO SUBSTANCE

B2c  
CHAIRMAN

**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

**CAL NO.:** 397-07-S  
**MAP NO.:** 12-M  
**MINUTES OF MEETING:**  
 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 B3-1 Community Shopping 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		

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 17-13-0107B 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**

BAC

BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 SEP 22 11:07

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

**APPLICANT:** Concept Developers **CAL NO.:** 398-07-Z  
**APPEARANCE FOR:** Jessica Boudreau **MAP NO.:** 4-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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**

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

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

ZONING BOARD OF APPEALS  
 111 N-806 CITY HALL  
 2007 OCT 22 A 11:07

**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.

**APPROVED AS TO SUBSTANCE**

B2C

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

**APPLICANT:** Jacqueline Verrilli

**CAL NO.:** 399-07-A

**APPEARANCE FOR:** Mark Kupiec

**MAP NO.:** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**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**

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:07

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

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

**THE RESOLUTION:**

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

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

*B2C*

*G. J. ...*

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

**APPLICANT:** Jacqueline Verrilli

**CAL NO.:** 400-07-Z

**APPEARANCE FOR:** Mark Kupiec

**MAP NO.:** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**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**

BOARD OF APPEALS  
R-806 CITY HALL  
2007 OCT 22 A 11:07

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

**THE RESOLUTION:**

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

B2C

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

**APPLICANT:** Ferrer, Inc. **CAL NO.:** 401-07-S  
**APPEARANCE FOR:** Jesus Ferrer **MAP NO.:** 26-A  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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 M1-1 Limited Manufacturing/Business Park District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 1-306 CITY HALL  
 SEP 21 2007 11:07 AM

**THE VOTE**

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

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

**THE RESOLUTION:**

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

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

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

**APPLICANT:** Leonard DiCristofano **CAL NO.:** 402-07-A  
**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 17-0  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 21, 2007  
**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 ADMINISTATOR IS REVERSED**

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:07

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSTAIN		
X		

**THE RESOLUTION:**

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

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

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

**APPLICANT:** Leonard DiCristofano

**CAL NO.:** 403-07-Z

**APPEARANCE FOR:** Thomas Pikarski

**MAP NO.:** 17-O

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 21, 2007

**PREMISES AFFECTED:** 6487-6505 N. Northwest Highway

**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**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2007 OCT 22 A 11:07

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSTAIN		
X		

**THE RESOLUTION:**

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

*Bac*

**CHAIRMAN**