

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

APPLICANT: Vision of Chris Transitional House, Inc
James Brown

CAL NO.: 253-07-S

APPEARANCE FOR:

MAP NO.: 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 2007

PREMISES AFFECTED: 5025 S. Elizabeth 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 transitional residence for 16 people in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 18, 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
 17806 CITY HALL
 2007 OCT 19 PM 11:07

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Irv Barr

CAL NO.: 263-07-S

APPEARANCE FOR:

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 2007

PREMISES AFFECTED: 753 N. Cicero 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 currency exchange with drive thru in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 18, 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
1-805 CITY HALL
2007 OCT 19 PM 1:07

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Boys To Men NFP Inc.

CAL NO.: 305-07-S

APPEARANCE FOR:

MAP NO.: 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 1503 W. 68th 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 transitional residence for recovering substance abusers in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 18, 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
1-806 CITY HALL
OCT 19 P 1:07

APPROVED AS TO SUBSTANCE

B2L

CHAIRMAN

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

APPLICANT: Antonio Villagomez

CAL NO.: 314-07-S

APPEARANCE FOR: Mark Kupiec

MAP NO.: 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 2022 S. Leavitt Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a B3-2 Community Shopping District. The 1st floor contains a commercial unit which will be replaced by a dwelling unit.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 314-806 CITY HALL
 OCT 19 2 10 PM '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:

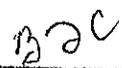
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

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

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

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

APPROVED AS TO CORRECTNESS



 CHAIRMAN

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

APPLICANT: Ionel Danciu **CAL NO.:** 315-07-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 15-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 4734-40 W. Bryn Mawr Avenue

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

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

THE VOTE

BOARD OF APPEALS
 4-806 CITY HALL
 OCTOBER 19, 2007

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

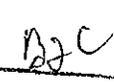
THE RESOLUTION:

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 August 17, 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 Board determines that the predominant width of lot frontages on this block is 60 feet.

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: John Pikarski **MAP NO.:** 15-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 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--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 11-806 CITY HALL
 OCT 19 P 1:07

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 October 19, 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 divide 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); 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: Terrance and Lashon Daniels

CAL NO.: 319-07-S

APPEARANCE FOR:

MAP NO.: 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 5851 W. Madison 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 nail salon and tattoo within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.

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
3-806 CITY HALL
OCT 19 19 07

APPROVED AS TO SUBSTANCE
BAC
CHAIRMAN

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

APPLICANT: Robert W. Svendsen III and
Lynne M. Svendsen

CAL NO.: 328-07-Z

APPEARANCE FOR:

MAP NO.: 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 1043 W. Wolfram 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 addition at the ground level whose front yard shall be 7.6' instead of 20'.

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
X		
X		
X		
X		
X		

BOARD OF APPEALS
R-806 CITY HALL
OCT 19 19 1:09

APPROVED AS TO MINUTES
BJC
CHAIRMAN

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

APPLICANT: Martha Vasquez **CAL NO.:** 351-07-S

APPEARANCE FOR: Same **MAP NO.:** 7-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 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--
APPLICATION APPROVED**

BOARD OF APPEALS
 12-806 CITY HALL
 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107B 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 establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the 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

Bzl

CHAIRMAN

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

APPLICANT: Kathy Hardin **CAL NO.:** 288-06-S
APPEARANCE FOR: Thomas Moore **MAP NO.:** 18-E
APPEARANCES AGAINST: Ald. Lyle, Annette Williams, Dorothy Watts **MINUTES OF MEETING:** October 19, 2007
PREMISES AFFECTED: 7249 S. St. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for ten (10) females in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 1-806 CITY HALL
 OCT 19 2 11 PM '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 October 19, 2007 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case stated that they are opposed to this facility operating at this location because the applicant has failed to engage the community or receive their input in regards to the operation of her facility; they also stated that they feel that there are too many similar facilities in the area; the objector's stated that they feel that the applicant is not qualified to operate this type of facility at this location. The applicant stated that she has many credentials and a degree in social work and feels that she is qualified to operate a facility of this nature at the location. The Board will permit the applicant to operate this facility at this location provided that there are no more than eight clients living at the facility at one time. The applicant must also reside at the location in order to continue operating. The Special Use will only be granted to Kathy Hardin. No other entity will be permitted to operate a facility of this nature other than Kathy Hardin. If Kathy Hardin does not reside on site or is no longer able to operate the facility personally, the Special Use will be null and void; 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 residence for females if the number of residents is reduced to eight.

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: Clayton D. Root **CAL NO.:** 384-07-A
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 5-I
APPEARANCES AGAINST: None **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--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

ZONING BOARD OF APPEALS
 17-806 CITY HALL
 2007 NOV 21 A 10:11

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 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 shall be permitted to establish a residential unit on the first floor in the rear. The decision of the Zoning Administrator is reversed.

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

MINUTES OF MEETING

Date: November 16, 2007

Cal. No. 01-07-S

John George, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a retail drug store with a drive through facility, on premises located at 735-57 W. 103rd st./ 10301-11 S. Halsted/ 10300-10 S. Emerald. The special use was approved by the Zoning Board of Appeals on January 19, 2007 in Cal. No. 01-07-S .

Mr. George stated the project has been in the process of vacating an alley. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to February 20, 2009. The motion prevailed by yeas and nays as follows:

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

ZONING BOARD OF APPEALS
11-2006 CITY HALL
NOV 19 2007 1:08

APPROVED AS TO SUBSTANCE

BSC

CRATING

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

APPLICANT: Thomas Olive

CAL NO.: 404-07-S

APPEARANCE FOR:

MAP NO.: 14-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 6707 W. Archer Avenue

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

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
11-805 CITY HALL
2007 NOV 19 P 1:03

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Martin Perez **CAL NO.:** 405-07-Z
APPEARANCE FOR: Leon Sarantos **MAP NO.:** 14-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 3331 W. 59th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, an 2nd floor addition whose front yard shall be 11'-3" instead of 20', to reduce the combined side yards to 5'-8" (1'-8" on the south and 4' on the north) instead of 12'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 4-806 CITY HALL
 OCT 19 10 P 1:00

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd floor addition whose front yard shall be 11'-3" and to reduce the combined side yards to 5'-8" (1'-8" on the south and 4' 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: John Rutledge **CAL NO.:** 406-07-Z

APPEARANCE FOR: John Pikarski **MAP NO.:** 5-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007

PREMISES AFFECTED: 311 W. Wisconsin Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3rd floor addition whose combined side yards shall be zero instead of 4.2' with neither yard less than 2' and to add 263 sq. ft. which is less than 15% of the area that existed at the time this code was approved.

**ACTION OF BOARD--
VARIATION GRANTED**

CITY OF CHICAGO
 ZONING BOARD OF APPEALS
 11-906 CITY HALL
 OCT 19 2007 10:19 AM

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3rd floor addition whose combined side yards shall be zero and to add 263 sq. ft. which is less than 15% of the area that existed at the time this code was approved; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Bal

CHAIRMAN

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

APPLICANT: Chicago Real Estate Resources, Inc. **CAL NO.:** 407-07-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 14-E
APPEARANCES AGAINST: Alderman Willie Cochran **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 5613-15 S. Prairie Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to establish a 50 unit (single room occupancy) building in an RM-5 Residential Multi-Unit District. Prior licenses state 41 units and prior permits state 47 rooms.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

OFFICE OF APPEALS
 11-806 CITY HALL
 OCT 19 10 11 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, 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 October 19, 2007; and

WHEREAS, the district maps show that the premises is located in an 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 objector's in this case were the Alderman of the 20th ward as well as other community residents. They stated that they are opposed to the appellant being able to establish additional units to the existing SRO because they feel that it would only increase the issues that the SRO currently contributes to the area. The appellant stated that they took over property and continue to operate it as an SRO. The Board will not permit the appellant to establish additional units. The appellant will only be permitted to operate the amount of units that were indicated on the last business that was issued in November of 2004. The appellant will be permitted to have only 41 legal single room occupancy units at the location. The decision of the Zoning Administrator is affirmed.

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Chicago Real Estate Resources, Inc. **CAL NO.:** 408-07-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 12-E
APPEARANCES AGAINST: Alderman Pat Dowell **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 4820 S. Michigan Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to establish a 51 unit (single room occupancy) building in an RM-5 Residential Multi-Unit District. Prior licenses state 44 units to 46 units.

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

THE VOTE

OFFICE OF APPEALS
 17-096 CITY HALL
 OCT 19 10 11 AM

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 October 19, 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 objector's in this matter were the Alderman of the 3rd ward as well as other community residents. The Alderman stated that she is opposed to the appellant's request to increase the amount of units at this location. She stated that this location is a haven for drug use as well as prostitution. She stated that this location has been a source of trouble in her ward and is opposed to the increase in units because she feels that it will contribute to an existing problem. The Board finds that the appellant will not be permitted to increase the amount of units at this location. The appellant will be permitted to operate 46 single room occupancy units at this location. This is the number of units that appears on the last permit that was issued in November of 2001. 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: Anthony Mazzone **CAL NO.:** 409-07-Z

APPEARANCE FOR: Thomas Moore **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007

PREMISES AFFECTED: 1363 W. Ancona Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, 4-story single family residence whose west side yard shall be 1' instead of 4.8', the rear yards shall be 9'-6" instead of 16.8', to reduce the open space to 41 sq. ft. instead of 76 sq. ft. and to reduce the 20' setback to 7'-6" from the front property line to allow an individual garage door and parking to be accessed from the street on a substandard lot. **

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 805 CITY HALL
 OCT 19 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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story single family residence whose west side yard shall be 1' instead of 4.8', the rear yards shall be 9'-6" instead of 16.8', to reduce the open space to 41 sq. ft. instead of 76 sq. ft. and to reduce the 20' setback to 7'-6" from the front property line to allow an individual garage door and parking to be accessed from the street on a substandard lot. ** 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

BJC

CHAIRMAN

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

APPLICANT: Agim and Zeliye Purelku **CAL NO.:** 410-07-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 13-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 5532 N. Olcott 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 whose front set back shall be 16.38' instead of 19.98', to reduce the combined side yards to 3' with neither less than 4' (3' on the south).

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 12-806 CITY HALL
 OCT 19 2 11 PM '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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2-story addition whose front set back shall be 16.38', to reduce the combined side yards to 3' (3' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

 CHAIRMAN

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

APPLICANT: The Strand Hotel

CAL NO.: 411-07-S

APPEARANCE FOR: Katriina McGuire

MAP NO.: 16-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 6318 S. Maryland Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 37 private passenger automobiles, in a B3-3 Community Shopping District, to serve a building at 6315-25 S. Cottage Grove.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 11-800 CITY HALL
 OCT 19 10:10 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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to locate and establish an off-site accessory parking lot for 37 private passenger vehicles to serve a building located at 6315-25 S. Cottage Grove. All spaces shall be deeded to unit owners of the building once the building is redeveloped; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

BJC

CHAIRMAN

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

APPLICANT: Matthew and Jenny McDaniel **CAL NO.:** 412-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 2525 N. Drake 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 3rd floor dormer addition whose combined side yards shall be 4'-5 7/16" instead of 5.4' (.84' on the north side and 3'-7 3/8" on the south) and to exceed the height of the building to 33' instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 1-805 CITY HALL
 2007-10-19 P 1:00

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3rd floor dormer addition whose combined side yards shall be 4'-5 7/16" (.84' on the north side and 3'-7 3/8" on the south) and to exceed the height of the building to 33'; 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: 1923 Campbell, LLC **CAL NO.:** 413-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 1923 N. Campbell Avenue/2455-59 W. Homer Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3 unit 3 story townhome building whose front wall facing a public street shall be 1' instead of 10', the rear wall facing private property shall be 3'-1/4" instead of 10' and to eliminate 175 sq. ft. of open space.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 1-805 CITY HALL
 OCT 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3 unit 3 story town home building whose front wall facing a public street shall be 1', the rear wall facing private property shall be 3'-1/4" and to eliminate 175 sq. ft. of open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

 CHAIRMAN

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

APPLICANT: Lenard Coleman **CAL NO.:** 414-07-Z

APPEARANCE FOR: Same **MAP NO.:** 16-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007

PREMISES AFFECTED: 7028 S. Winchester 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 2nd floor addition to a single family residence whose north side yard shall be 1'-4" instead of 20'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 11-905 CITY HALL
 OCTOBER 19 P 1:00

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

THE RESOLUTION:

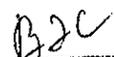
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Angelica Vasquez **CAL NO.:** 415-07-A
APPEARANCE FOR: Same **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 4645 S. Whipple Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a garage and carport to exceed 480 sq. ft. The applicant wished to have a 682 sq. ft. accessory building in an RS-3 Residential Single-Unit (Detached House) District. Section 17-9-0201-D-1 limits the size of an accessory garage building to 480 sq. ft.

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

THE VOTE

BOARD OF APPEALS
 5-805 CITY HALL
 OCT 19 10 11 AM

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 October 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that the portion of the yard that has been cemented and is covered is not used to park a car. She stated that a fence has been installed, so the area can not be accessed from the alley. She stated that the area is used as a patio. The Board will permit the applicant to establish a 682 sq. ft. accessory building. The applicant is not allowed to enclose the patio area. 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: Angelica Vasquez **CAL NO.:** 416-07-Z
APPEARANCE FOR: Same **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 4645 S. Whipple 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 garage which will eliminate the required rear yard open space to zero. There is open space but it is outside the rear yard due to construction of the garage and car port.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 11-805 CITY HALL
 OCT 19 2007

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a garage which will eliminate the required rear yard open space to zero. There is open space but it is outside the rear yard due to construction of the garage and car port; (this matter was also heard as an appeal in Cal. No.415-07-A) ; 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

BzL

CHAIRMAN

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

APPLICANT: L. Byron Vance III **CAL NO.:** 417-07-A
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 2543 N. Burling Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the applicant to use the basement area (which is now above grade) to calculate the existing floor area. The applicant wishes to receive 15% additional floor area, but will also be lowering the basement floor which then reduces the original floor area. The Department of Zoning believes if the basement area is lowered, one may not include this area for calculation of 15% additional area.

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

THE VOTE

BOARD OF APPEALS
 417-07-A
 CITY HALL
 OCT 19 2007

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

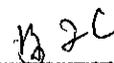
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 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 Board finds that it will allow a variance to increase the floor area of this parcel. The increase shall be calculated using the ground floor. The applicant will then lower the ground floor to a point where it is not calculated in the allowable floor area. 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: L. Byron Vance III
APPEARANCE FOR: Thomas Moore
APPEARANCES AGAINST: None
PREMISES AFFECTED: 2543 N. Burling Street

CAL NO.: 418-07-Z
MAP NO.: 7-F
MINUTES OF MEETING:
 October 19, 2007

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story elevator and 3rd floor addition whose front yard shall be 18.5' instead of 30', reduce the required total combined side yard to zero instead of 4.8', the rear shall be 20' instead of 35.14' and to eliminate the rear yard open space for a single family residence.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 101 N. LA SALLE
 CHICAGO, IL 60606

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story elevator and 3rd floor addition whose front yard shall be 18.5', reduce the required total combined side yard to zero, the rear shall be 20' and to eliminate the rear yard open space for a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Rev. Heudy J. Carlisle, Jr.

CAL NO.: 419-07-Z

APPEARANCE FOR:

MAP NO.: 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 2820 W. Roosevelt Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 1-story rear addition whose rear yard shall be 2' instead of 37.5'.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 21, 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		

CITY OF CHICAGO
ROOM 905 CITY HALL
OCT 19 2 14:01

APPROVED AS TO SUBSTANCE

BAC
CHAIRMAN

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

APPLICANT: Grace Apostolic Faith Church

CAL NO.: 420-07-S

APPEARANCE FOR:

MAP NO.: 20-B

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 8233 S. Exchange Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed religious facility in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 21, 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
806 CITY HALL
OCT 19 2007

APPROVED AS TO SUBSTANCE

BAL

CHAIRMAN

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

APPLICANT: New Light Evangelical Baptist Church **CAL NO.:** 421-07-S
APPEARANCE FOR: Same **MAP NO.:** 18-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 7426 S. Halsted 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 religious facility in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 1-806 CITY HALL
 OCT 19 P 1:05

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant stated that the church has been in existence for a few years. The Board will permit the applicant to continue using the location as a religious facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the continued use of the subject site by a religious 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: Paul and Lynne Pieper

CAL NO.: 422-07-Z

APPEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 1537 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition whose combined yard shall be zero instead of 3.3' with neither yard less than 2'.

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		

CITY OF CHICAGO
1-806 CITY HALL
OCT 19 2 10 PM '07

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Robert Eschbach

CAL NO.: 423-07-A

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 1000 N. Lawndale Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the accessory building to exceed the allowable area by 164 sq. ft., in an RS-3 Residential Single-Unit (Detached House) District, The allowable area for a 4 car garage is 1,124 sq. ft. and the garage was built with 1,287 sq. ft. The applicant wishes to place a driveway off the street instead of placing the driveway off an existing alley.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 18, 2008

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
1-800 CITY HALL
JULY 19 P 1:05

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Robert Eschbach

CAL NO.: 424-07-Z

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 1000 N. Lawndale 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 garage whose rear yard shall be 2' instead of 37.5', reduce the rear yard open space to 467 sq. ft. instead of 900 sq. ft. and the south side yard shall be zero instead of 4' for a 7 foot fence and 4 car garage.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 18, 2008

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
3-806 CITY HALL
OCT 19 2 11:07

APPROVED AS TO SUBSTANCE

BLC

CHAIRMAN

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

APPLICANT: Khamolow Beard

CAL NO.: 425-07-S

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 7919 S. Normal 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 private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve property at 7915-19 S. Normal Avenue.

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		

CITY OF CHICAGO
ZONING BOARD OF APPEALS
315 N. LA SALLE ST.
CHICAGO, IL 60604
OCT 19 2007 10:11 AM

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Khamolow Beard

CAL NO.: 426-07-Z

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 7919 S. Normal 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 parking lot whose front yard shall be 8' instead of 20' and the north side yard shall be zero instead of 2.8'. There is a 20 foot prohibition to allow parking in the front yard.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 21, 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
17-905 CITY HALL

OCT 19 P 1:00

APPROVED AS TO SUBSTANCE

AJC

CHAIRMAN

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

APPLICANT: Surraya Petroleum, Inc.

CAL NO.: 427-07-S

APPEARANCE FOR:

MAP NO.: 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 3750 W. 79th 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 gasoline service station in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 21, 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-605 CITY HALL
OCT 19 2007

APPROVED AS TO SUBSTANCE

BJL
CHAIRMAN

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

APPLICANT: Surraya Petroleum, Inc.

CAL NO.: 428-07-Z

APPEARANCE FOR:

MAP NO.: 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 3750 W. 79th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, a proposed gasoline station, in a C2-1 Motor Vehicle-Related Commercial District, whose minimum lot shall be 10,034 sq. ft. instead of 20,000 sq. ft.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 21, 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
11-806 CITY HALL
OCT 19 2 14 PM '07

APPROVED AS TO SUBSTANCE

BZV

CHAIRMAN

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

APPLICANT: Anh Ngoc Trinh

CAL NO.: 431-07-A

APPEARANCE FOR: Same

MAP NO.: 15-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 5805 N. Jersey Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow parking within the front yard in an RS-2 Residential Single-Unit (Detached House) District. The applicant wishes to enlarge the driveway 16' in order to allow 2 automobiles to be parked in the front yard.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

OFFICE OF APPEALS
 1200 S. CITY HALL
 CHICAGO, IL 60605

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 October 19, 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 applicant wishes to legalize the parking pad located in the front yard of her parcel. The code does not allow parking to be allowed within the first 20 feet of the zoning lot. The Board will not vary this prohibition. The parking pad area will not be permitted and the applicant shall remove it from the front yard.

APPROVED AS TO SUBSTANCE

B2L

CHAIRMAN

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

APPLICANT: 1515 North Park LLC CAL NO.: 432-07-Z
 APPEARANCE FOR: Thomas Moore MAP NO.: 3-F
 APPEARANCES AGAINST: None MINUTES OF MEETING:
 October 19, 2007
 PREMISES AFFECTED: 1515 N. North Park 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 single family residence whose front yard shall be 9.45' instead of 20', to reduce the combined side yards to 1' on the north and 18.41' on the south the rear yard shall be 0.36' * instead of 37.5' and to increase the height of the building to 49'-8" instead of 47'.

ACTION OF BOARD--
 VARIATION GRANTED

THE VOTE

RECEIVED

JAN 22 2008

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story single family residence whose front yard shall be 9.45', to reduce the combined side yards to 1' on the north and 18.41' on the south, the rear yard shall be 0.36'* and to increase the height of the building to 49'-8"; 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 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.

* Scribner' Error

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

APPLICANT: 1515 North Park LLC **CAL NO.:** 432-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 1515 N. North Park 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 single family residence whose front yard shall be 9.45' instead of 20', to reduce the combined side yards to 1' on the north and 18.41' on the south the rear yard shall be 9.41' instead of 37.5' and to increase the height of the building to 49'-8" instead of 47'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story single family residence whose front yard shall be 9.45', to reduce the combined side yards to 1' on the north and 18.41' on the south, the rear yard shall be 9.41' and to increase the height of the building to 49'-8"; 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

B 20

CHAIRMAN

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

APPLICANT: Virgil W. Mungy **CAL NO.:** 433-07-Z
APPEARANCE FOR: Same **MAP NO.:** 17-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 6559 N. Minnehaha 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, a proposed 2nd floor rear addition, whose north side yard shall be 1'-5" and whose south side yard shall be 4' instead of a combine 12', to increase the floor area to .6' instead of .5', to reduce the rear yard to 26'-9" instead of 34.80'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 17-096 CITY HALL
 OCT 19 10 11 AM

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd floor rear addition, whose north side yard shall be 1'-5" and whose south side yard shall be 4' and to increase the floor area to .6', to reduce the rear yard to 26'-9"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

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

APPLICANT: Heather Greenman

CAL NO.: 434-07-A

APPEARANCE FOR: Same

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 1124 N. Wood Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a wholesale and distribution center to be established in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The last business license expired more than 18 months ago.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

OFFICE OF APPEALS
11-806 CITY HALL
OCT 19 10 10 07

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 October 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that she purchased the property and would like to operate a distribution business from the location. There was a business license that was previously issued at the location but expired over 18 months ago. The Board finds that the appellant may continue to operate a commercial use at this location. The decision of the Zoning Administrator is reversed. The Appellant shall obtain a business license to memorialize the Board's decision.

APPROVED AS TO SUBSTANCE

B+C
CHAIRMAN

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

APPLICANT: James Roche **CAL NO.:** 435-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 513 N. Hartland Court

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 2 dwelling unit building whose front yard shall be 7' instead of 9.48', the rear yard shall be 3'-4", the combined side yard shall be 2' (1' on the north and 1' on the south) instead fo 4.6' and to reduce the rear yard open space to 13.33 sq. ft. instead fo 94.18 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
3-086 CITY HALL
OCT 19 10 P 1:07

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 2 dwelling unit building whose front yard shall be 7', the rear yard shall be 3'-4", the combined side yard shall be 2' (1' on the north and 1' on the south) and to reduce the rear yard open space to 13.33 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: Douglas E. Sandberg

CAL NO.: 436-07-Z

APPEARANCE FOR: Same

MAP NO.: 17-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 6728 N. Seeley Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north side yard shall be zero, to reduce the combined side yards to 3' instead of 3.6', to reduce the front yard to 15' instead of 20'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

BOARD OF APPEALS
 3-906 CITY HALL
 OCT 19 10 11 AM '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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3-story single family residence whose north side yard shall be zero, to reduce the combined side yards to 3' and to reduce the front yard to 15'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Michele Archambault

CAL NO.: 437-07-Z

APPEARANCE FOR: Same

MAP NO.: 13-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 905 W. Castlewood Terrace

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, a proposed 2nd floor addition to an existing 3-story single family residence whose front yard shall be 14.39' instead of 18.33' (which does not meet the average front yard of the block face).

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

BOARD OF APPEALS
 1-8056 CITY HALL
 OCT 19 2007

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2nd floor addition to an existing 3-story single family residence whose front yard shall be 14.39'; 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

B26

CHAIRMAN

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

APPLICANT: Timothy Harris and Alana O'Connor **CAL NO.:** 438-07-Z
APPEARANCE FOR: Patrick Falahee **MAP NO.:** 6-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 2929 S. Quinn 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) (Detached House) District, a proposed 2-story single family residence whose front yard shall be 5.59' instead of 18.4', north side yard shall be 1'-5" instead of 2', the combined side yards shall be 4.2' instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 1-608 CITY HALL
 OCT 19 10 10 AM '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 October 19, 2007; after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story single family residence whose front yard shall be 5.59', north side yard shall be 1'-5", and whose combined side yards shall be 4.2'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BAL

 CHAIRMAN

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

APPLICANT: Hunter Parking Incorporated

CAL NO.: 439-07-S

APPEARANCE FOR: John Turner

MAP NO.: 2-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 614-44 S. LaSalle 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 parking spaces and parking garage in a DX-12 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 439-07-S
 CITY HALL
 OCT 19 11:06

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		
X		

THE RESOLUTION:

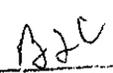
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish parking spaces and a parking garage; 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 continuation of the non-accessory parking use at the subject site.

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

APPROVED AS TO SUBSTANCE



 OCT 19 2007

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

APPLICANT: Brittany Lancaster **CAL NO.:** 440-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 28-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 1421 1/2 W. 111th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 1-806 CITY HALL
 OCT 19 10 11 AM

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use would not have a negative impact on the 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 has no objection to the establishment of the proposed beauty salon at this location.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: National City Bank Of The Midwest **CAL NO.:** 441-07-S

APPEARANCE FOR: **MAP NO.:** 3-J

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 19, 2007

PREMISES AFFECTED: 3337-61 W. North Avenue/1549-59 N. Homan Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive thru facility in a B3-2 Community Shopping District. The Board has previously heard this case in 2006 (#79-06-S).

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BOARD OF APPEALS
 1-806 CITY HALL
 OCT 19 2007

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: DB Real Estate Assets, I, LLC **CAL NO.:** 442-07-S

APPEARANCE FOR: Katriina McGuire **MAP NO.:** 7-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007

PREMISES AFFECTED: 3801 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 proposed fast food restaurant with drive thru facility in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

COURT REPORT
 11-19-07 10:05 AM

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided it is constructed with the layout and design represented on the site plan and elevation drawings prepared by Warren Johnson Architects, Inc dated May 24, 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

BAC

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

APPLICANT: Jill Moore and Jacob VanVooren **CAL NO.:** 443-07-Z
APPEARANCE FOR: Same **MAP NO.:** 5-G
APPEARANCES AGAINST: John Sandry, Karen Hyatt, Keith Dorman **MINUTES OF MEETING:** October 19, 2007
PREMISES AFFECTED: 2130 N. Clifton Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 10' instead of 15' and whose north and south side yards shall be 1.5' each instead of 2.5' each.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 1-9055 CITY HALL
 OCTOBER 19, 2007 1:04

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this matter stated that they are opposed to this project because they did not follow the neighborhood process in regards to new construction on the block; Ms Hyatt stated that she feels that the applicant did not meet the standards for allowing a variation; she stated that by permitting the variation it would be out of character with the surrounding buildings and would go against the neighborhood process; the applicant's stated that they are requesting the variance to be able to build a new home because they would like to remain in the area and build a new home for heir family; they stated that they feel that their building would not be out of character with the neighborhood and that if granted the variance would not be out of character with the neighborhood. The applicant shall be permitted to construct a 3-story single family residence whose front yard shall be 10' instead of 15' and whose north and south side yards shall be 1.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZL

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

APPLICANT: Santo J. Orlando **CAL NO.:** 444-07-Z
APPEARANCE FOR: Dean T. Maragos **MAP NO.:** 12-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 5147-51 S. Archer Avenue
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 which is located withing 125 feet of an RS-3 District.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 NOV 19 9 11 AM '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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement; 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: Mark and Kathleen Streit **CAL NO.:** 445-07-Z
APPEARANCE FOR: Same **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 5805 N. Magnolia Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed covered front porch whose combined side yards shall be zero each instead of 5' with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 1-805 CITY HALL
 OCT 19 10 10 AM

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Janet Kalbfeisch **CAL NO.:** 446-07-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 1657-59 W. 35th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 5 dwelling units in a total of 3 existing building in an RS-3 Residential Single-Unit (Detached House) District. The appellant contends there are 2 dwelling units on the 2nd floor at 1657 W. 35th Street, 1 dwelling unit on the 2nd floor at 1659 W. 35th Street and 2 dwelling units on the 2nd floor at 3511 S. Paulina.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 1-806 CITY HALL
 OCT 19 10 P 1:07

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 October 19, 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 applicant wishes to substitute a commercial use on the first floor front building and to establish one dwelling unit in its place. The Board will allow this use. A building department permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: TUIT Incorporated **CAL NO.:** 447-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 1250 S. Michigan Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a liquor store in a DX-7 Downtown Mixed-Use District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 4-806 CITY HALL
 OCT 19 2 11 PM '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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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: Plaza Popular, LLC **CAL NO.:** 448-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 3956 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 banking facility with drive thru in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 17-906 CITY HALL
 OCT 19 2007

	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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive thru facility, provided it is constructed consistent with the layout and design represented on the site plan dated August 28, 2007 and elevation drawings, dated October 18, 2007, prepared by A.C Alexander Engineers, Architect, Ltd.; 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

BSC

 CHAIRMAN

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

APPLICANT: Plaza Popular, LLC **CAL NO.:** 449-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 1629 N. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive thru facility in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 17-805 CITY HALL
 OCT 19 2 10 PM '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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive thru facility, provided it is constructed consistent with the layout and design represented on the site plan dated August 28, 2007 and elevation drawings, dated October 18, 2007, prepared by A.C Alexander Engineers, Architect, Ltd.; 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

BSC

CHAIRMAN

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

APPLICANT: Terrapin Taxman, LLC **CAL NO.:** 450-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 16-40 S. Halsted 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 parking lot for private passenger vehicles in a DX-7 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 4-896 CITY HALL
 OCT 19 2 14:07

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

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

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: Terrapin Taxman, LLC **CAL NO.:** 451-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007
PREMISES AFFECTED: 9 S. Green 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 parking lot for private passenger vehicles in a DX-7 Downtown Mixed-Use District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
17-805 CITY HALL
OCT 19 P 1:07

	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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

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

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: Raymond Roman **CAL NO.:** 452-07-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2007

PREMISES AFFECTED: 1345 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 Two-Flat, Townhouse and Multi-Unit District, the subdivision of an improved zoning lot. The existing building shall have combined side yards of 3.38' (3.38' on the north and zero on the south) instead of 6' with neither side less than 2.4'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 4-806 CITY HALL
 OCTOBER 19 2007

	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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to subdivide an improved zoning lot. The existing building shall have combined side yards of 3.38' (3.38' on the north and zero 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

BJC

CHAIRMAN

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

APPLICANT: JCB 87th Street LLC

CAL NO.: 453-07-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 2413-17 N. Orchard Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story connection, rear addition and dormers to 2 buildings whose rear yard shall be 8' instead of 27', to reduce the south side yard to zero instead of 5' and to eliminate 130 sq. ft. of rear yard open space. This attached structure will contain 2 dwelling units.

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
 806 CITY HALL
 OCT 19 2 10 PM '07

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story connection, rear addition and dormers to 2 buildings whose rear yard shall be 8', to reduce the south side yard to zero and to eliminate 130 sq. ft. of rear yard open space. This attached structure will contain 2 dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: Khamolow Beard

CAL NO.: 454-07-A

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2007

PREMISES AFFECTED: 7919 S. Normal Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a residential driveway to be accessed from the street where the property has access to a public alley in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 21, 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
OCTOBER 19 P 1:07

APPROVED AS TO SUBSTANCE

DJL

CHAIRMAN

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

APPLICANT: Power Circle Congregation, Inc. **CAL NO.:** 455-07-S
APPEARANCE FOR: Scott Borstein **MAP NO.:** 22-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2007
PREMISES AFFECTED: 9350-64 S. South Chicago Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed religious facility in a C2-2 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 17-3036 CITY HALL
 OCTOBER 19, 2007 11:07

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
RECUSED		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN