

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

APPLICANT: John Reynolds **CAL NO.:** 243-05-Z
APPEARANCE FOR: Same **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 2658 N. Mildred Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story rear addition to a 2-story single family residence whose rear yard shall be 1'-2" instead of 25'-9" and to allow a new 18' cub cut on Schubert Street side thus eliminating the 12' existing curb cut.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 27, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story rear addition to a 2-story single family residence whose rear yard shall be 1'-2" and to allow a new 18' cub cut on Schubert Street side thus eliminating the 12' existing curb cut; 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
[Signature]

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

APPLICANT: Church of Love Prayer & Faith Coptic Church **CAL NO.:** 272-05-S

APPEARANCE FOR: Melvin Weinstein **MAP NO.:** 24-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 48-52 W. 103rd 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 a proposed 40 seat religious facility in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a religious facility that will accommodate no more than forty people; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has objection to the establishment of the proposed church 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
B/C
CHAIRMAN

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

APPLICANT: Lincoln Park Presbyterian Church **CAL NO.:** 309-05-S

APPEARANCE FOR: **MAP NO.:** 7-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 600-08 W. Fullerton Parkway

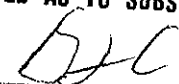
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an overnight transitional shelter for men and women within an existing church building in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED GENERALLY

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Karl Swan Norbert

CAL NO.: 350-05-A

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

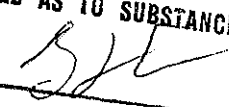
PREMISES AFFECTED: 1906 N. Burling Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to approve an administrative adjustment to reduce the front yard to 9' instead of 15' and north side yard of 1'-3" instead of 2.495' in order to build a 4-story single family residence. The review has been pursuant to the 1957 code and a building permit had been issued on 3/22/04 and has since expired (# 100039864) in an R4 General Residence/SD# 19 Sub-Area B District.

ACTION OF BOARD--
CASE CONTINUED TO JANUARY 20, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Charles Miller **CAL NO.:** 369-05-S
APPEARANCE FOR: Same **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 931 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 an off site parking lot for private passenger automobiles, in a B3-1 Community Neighborhood District, to serve a club located at 939 N. Pulaski Road.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off site parking lot for private passenger automobiles, 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 landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BJC

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

APPLICANT: Donna Krueel

CAL NO.: 373-05-S

APPEARANCE FOR:

MAP NO.: 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 1853-55 S. Harding Avenue


NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 15 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a 13 dwelling unit residential building located at 3934-44 W. 19th Street.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Miguel Silva

CAL NO.: 377-05-S

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 1613 W. Julian Street

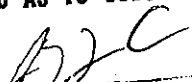
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a grocery store located at 1436 N. Ashland Avenue.

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		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Miguel Silva

CAL NO.: 378-05-Z

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

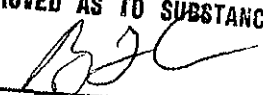
PREMISES AFFECTED: 1613 W. Julian Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site parking lot for private passenger automobiles whose front yard shall be zero instead of 20' and whose rear yard shall be zero instead of 24' to serve a grocery store located at 1436 N. Ashland Avenue.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: St. Paul United Church of Christ

CAL NO.: 399-05-S

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

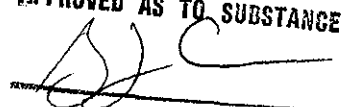
PREMISES AFFECTED: 2335 N. Orchard Street

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 shelter in an RS-5 Residential Single-Unit (Detached House). This case is consolidated and shall be heard with (600 W. Fullerton) Case #309-05-S.

ACTION OF BOARD-
CASE CONTINUED GENERALLY

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bais Yaakov High School

CAL NO.: 400-05-S

APPEARANCE FOR:

MAP NO.: 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 3333-53 W. Peterson Avenue

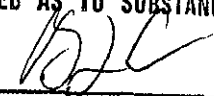
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 2-story addition to an existing private high school a in a B3-1 Community Shopping/RS-3 Residential Single-Unit Districts.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: IRJS, Inc. **CAL NO.:** 407-05-S
APPEARANCE FOR: Rolando Acosta **MAP NO.:** 9-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 3210 N. Kimball 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 pawn shop in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

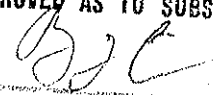
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2005; 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 pawn shop. 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 pawn shop at this location.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Nelson Robinson

CAL NO.: 409-05-S

APPEARANCE FOR: Howard Ward

MAP NO.: 18

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 2439 W. 71st 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.

RECEIVED
 CITY OF CHICAGO
 PLANNING DEPARTMENT
 12 16 2005

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; 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: Louis Cortez

CAL NO.: 420-05-S

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

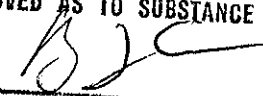
PREMISES AFFECTED: 2218 W. Cermak Road

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

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Issues Enterprises, Inc.

CAL NO.: 428-05-S

APPEARANCE FOR: Fred Agustin

MAP NO.: 24-C

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 2255 E. 95th 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

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; 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: Kinga Rogalska **CAL NO.:** 440-05-S
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 5538 W. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a the applicant shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO REGULARITY



CHAIRMAN

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

APPLICANT: Spencer Foreman **CAL NO.:** 441-05-A

APPEARANCE FOR: John Pikarski **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 3540 N. Ravenswood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the conversion from an existing non-conforming 1 & 2-story warehouse into a 1 & 2-story single family residence in an RS-3 Residential Single-Unit (Detached House) District. The addition of 2 parking spaces is an expansion of a non-conforming structure.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR

THE VOTE

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

2005 MAR 21 A 9 22
BOARD OF APPEALS
ROOM 905 CITY HALL

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; 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 convert a warehouse into a large single family residence. He will place a two parking spaces into the structure. This would be an expansion of a non- conforming use. The Board will grant the re-use of the commercial to a residential use. A building permit must be obtained to memorialize this resolution.

APPROVED AS TO SUBSTANCE
BLC

CHAIRMAN

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

APPLICANT: Marcos Mendez **CAL NO.:** 442-05-S
APPEARANCE FOR: John Pikarski **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 2700 W. 59th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 18 private passenger automobiles, in a B3-1 Community Shopping District, to serve a tavern located at 2710 W. 59th Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

RECEIVED
 DEPT. OF PLANNING
 R-506 CITY HALL
 DEC 16 2005 9:21 AM


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off site accessory parking lot for 18 private passenger automobiles; 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 and its shared use. The tavern(2710 W. 59th St) which opens at 4:00 pm, will share parking with the Good Counsel Center (2700 W. 59th St). The centers hours are 9:00 a.m to 6:30 p.m, Monday through Thursday, and Friday from 9:00 a.m. to 4:00 p.m. The overlap in the hours of operation between the two properties is minimal and should not pose a parking conflict.

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

APPROVED BY


 ZONING BOARD OF APPEALS

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

APPLICANT: Marcos Mendez

CAL NO.: 443-05-S

APPEARANCE FOR: John Pikarski

MAP NO.: 14-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 2700 W. 59th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot, in a B3-1 Community Shopping District, required to serve a tavern with a public place of amusement for 145 persons which will have shared parking with an existing building.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-906.CITY HALL
 DEC 16 24 A

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish of an off site accessory parking lot, required to serve a tavern with a public place of amusement for 145 persons which will have shared parking with an existing building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off- site accessory parking lot and its shared use. The tavern(2710 W. 59th St) which opens at 4:00 pm, will share parking with the Good Counsel Center (2700 W. 59th St). The centers hours are 9:00 a.m to 6:30 p.m, Monday through Thursday, and Friday from 9:00 a.m. to 4:00 p.m. The overlap in the hours of operation between the two properties is minimal and should not pose a parking conflict.

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: Marcos Mendez **CAL NO.:** 444-05-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 2710 W. 59th Street
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 within 125 feet of an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 ROOM 905 CITY HALL
 2001 W. 24th A 9 23

THE VOTE

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

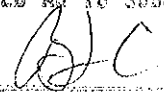
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 within 125 feet of an RS-3 Residential Single-Unit (Detached House) District; 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


 SECRETARY

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

APPLICANT: New Dimension Christian Center **CAL NO.:** 445-05-S
APPEARANCE FOR: David L. Bea **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 6101-21 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fellowship hall, office and classroom to an existing religious facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

APPROVED AS TO SUBSTANCE	APPROVED AS TO SUBSTANCE	APPROVED AS TO SUBSTANCE
APPROVED AS TO SUBSTANCE	APPROVED AS TO SUBSTANCE	APPROVED AS TO SUBSTANCE
X		
X		
X		
X		
Recused		

BOARD OF APPEALS
 ROOM 905 CITY HALL
 DEC 24 9 22 AM '05

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; The Board has previously allowed the establishment of this religious use (# 186-00-S) the applicant shall establish a fellowship hall, office and classroom to an existing religious facility in; 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 expansion of the existing church facility.

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: New Dimension Christian Center **CAL NO.:** 446-05-Z
APPEARANCE FOR: David L. Bea **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 6101-21 W. Fullerton Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, the expansion of a religious facility from 192 seats to 230 seats with no additional parking. The applicant requests the Board to reduce the additional 6 parking spaces to zero.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

DEPT OF APPEALS
 R-806 CITY HALL
 JAN 20 2006

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 congregation was established in 2000. The addition is necessary to accommodate an increase in the community. The property is limited in size and no additional parking space is available; the applicant shall be permitted to expand a religious facility from 192 seats to 230 seats with no additional parking; the Board shall reduce the additional 6 parking spaces to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

APPLICANT: JP Morgan Chase, N.A. **CAL NO.:** 447-05-S
APPEARANCE FOR: John Durham **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 5715 N. Broadway
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a banking facility with drive through lanes in a B3-3 Community Shopping District.

RECEIVED
 BOARD OF APPEALS
 R-906 CITY HALL
 DEC 24 A 9:23

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a banking facility with drive through lanes; 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 bank drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated September 2, 2005 as prepared by B.A. Taylor Associates, P.C. and provided the final landscape 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

BJC

CHAIRMAN

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

APPLICANT: Jeffrey Parkhill **CAL NO.:** 448-05-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 5217 N. Winthrop Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4.5 Residential Two-Flat, Townhouse and Multi-Unit District, 10 dwelling units with an addition to the 4th floor whose north and south side yards shall be zero each instead of 5' each with a zero combined side yards instead of 10', front yard of 11.5 instead of 18' and to reduce the required open rear yard space to 97.5 sq. ft. instead of 500 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 DEC 24 A 9 2005

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish 10 dwelling units (with 10 parking spaces) within an existing building with an addition to the 4th floor whose north and south side yards shall be zero each instead of 5' each with a zero combined side yards instead of 10', front yard of 11.5 instead of 18' and to reduce the required open rear yard space to 97.5 sq. ft. instead of 500 sq. ft; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Phong Nguyen **CAL NO.:** 449-05-S

APPEARANCE FOR: Sara Mc Near **MAP NO.:** 5-N

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 6806 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-1 Community Shopping District.

BOARD OF APPEALS
 ROOM 905 CITY HALL
 CHICAGO, ILL. 60604
 DECEMBER 24 AM 9:21

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use; 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 nail 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: Murphy's Bleachers **CAL NO.:** 450-05-Z
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 9-G
APPEARANCES AGAINST: Susan Homeier, Wayne Creel **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 3649 N. Sheffield Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a 1 and 2-story rear addition to an existing 2-story tavern and 4-story Wrigley Field Roof Top Club whose rear yard shall be zero instead of 30'.

RECEIVED
 ZONING BOARD OF APPEALS
 ROOM 906 CITY HALL
 DEC 24 9 21 AM '05

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

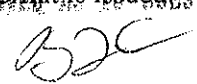
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 has agreed to limit any new construction to 22.5 feet in height. This request is in agreement with the alderman. The objector's were concerned about commercialization of the area and a dumpster in the alley. The applicant has testified that she powerwashes the alley and on game day regularly cleans the area and the alley. The applicant shall establish a 1 and 2-story rear addition to an existing 2-story tavern and 4-story Wrigley Field Roof Top Club whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AND SUBSTANTIATED


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

APPLICANT: Murphy's Bleachers **CAL NO.:** 451-05-Z
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 9-G
APPEARANCES AGAINST: Susan Homeier, Wayne Creel **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 3653-55 N. Sheffield Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a 1 and 2-story rear addition to an existing 1 and 3-story tavern and 1 dwelling unit building whose rear yard shall be zero instead of 30'.

JANUARY 24 9 20
 BOARD OF APPEALS
 R-806 CITY HALL

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 has agreed to limit the height of any new construction to 17'; the applicant shall establish a 1 and 2-story rear addition to an existing 1 and 3-story tavern and 1 dwelling unit building whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Murphy's Bleachers **CAL NO.:** 452-05-S

APPEARANCE FOR: Michael Lavelle **MAP NO.:** 9-G

APPEARANCES AGAINST: Kristin Mannino, John Kraft, **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 3654-58 N. Wilton Avenue/933-45 W. Waveland 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 16 private passenger automobiles, in an RM-5 Residential Multi-Unit District, to serve the tavern, dwelling unit and roof top club house located at 3655-49 N. Sheffield Avenue; 5 designated parking spaces are required.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

	APPROVING	OPPOSING	ABSENT
	APPROVING	OPPOSING	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

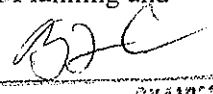
RECEIVED
 BOARD OF APPEALS
 8-806 CITY HALL
 JAN 24 A 9:20

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; 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 site was former church and frame residence which have been removed at least 5 years ago. The applicant has expanded its business and the Zoning Administrator has determined 5 parking spaces are required to serve the use. The lot will accommodate 16 private passenger vehicles. This neighborhood is very densely populated and on game days extremely crowded. Objectors have stated they don't believe a parking lot is a benefit to the neighborhood and would rather have residential use at this location. The Board finds a parking lot to accommodate required and accessory parking is needed and thus permitted. Five parking spaces will be designated for use by the applicant; the applicant shall establish a an off site accessory parking lot for 16 private passenger automobiles, in an RM-5 Residential Multi-Unit District, to serve the tavern, dwelling unit and roof top club house located at 3655-49 N. Sheffield Avenue with 5 designated parking spaces ; 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): Th e Department of Planning and


 SECRETARY

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

MINUTES OF MEETING:

December 16, 2005

CAL NO.: 452-05-S

Development recommends approval of the proposed parking lot provided it is constructed consistent with the layout and design represented on the elevation and site plan drawings dated October 24, and December 9, 2005, respectively, as prepared by Daniel Weinbach & Partners, LTD.

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

APPROVED AS TO SUBSTANCE
CITY OF CHICAGO
DECEMBER 16, 2005

APPROVED AS TO SUBSTANCE

BJC

SECRETARY

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

APPLICANT: Murphy's Bleachers **CAL NO.:** 453-05-Z
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 9-G
APPEARANCES AGAINST: Kristin Mannino, John Kraft **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 3654-58 N. Wilton Avenue/933-45 W. Waveland 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, the establishment of an off-site accessory parking lot for 16 private passenger automobiles whose front yard shall be 7' instead of 15' and to reduce each side yard to zero instead of 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

BOARD OF APPEALS
 ROOM 905 CITY HALL
 DEC 24 A 9 20

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted the applicant an off-site accessory parking lot in case # 452-05-S and will allow the yard reductions to accommodate the lot; the applicant shall establish a an off-site accessory parking lot for 16 private passenger automobiles whose front yard shall be 7' and to reduce each side yard to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Antonio Villasenor

CAL NO.: 454-05-A

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 2242-46 W. 21st Place

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 containing 5 dwelling units. The division of the lot would create two new zoning lot (3,125 sq. ft.). The lot with building does not contain 5,000 sq. ft. to support the 5 remaining dwelling units. The existing building does not provide the required 2.5' west side yard in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 17, 2006

THE VOTE

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

OFFICE OF THE
CLERK OF THE
ZONING BOARD OF APPEALS
CITY HALL
1216 A 9-21

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Louis Stallone **CAL NO.:** 455-04-Z

APPEARANCE FOR: Same **MAP NO.:** 17-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 6624 N. Ashland 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 4-story open rear porch whose south side yard shall be zero instead of 2.4' and to reduce the required 6' combined side yard to zero with neither yard less than 2.4'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

RECORD OF ACTION
N-905 CITY HALL
DEC 21 A 9:2

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 December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Covenant Presbyterian Church of Chicago **CAL NO.:** 456-05-S

APPEARANCE FOR: Brandt Madsen **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 2021 W. Charleston 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 non-accessory parking lot for 23 private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church located at 2012 W. Dickens.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIBLE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

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 December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a non-accessory parking lot for 23 private passenger automobiles, to serve a church located at 2012 W. Dickens; 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 landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Covenant Presbyterian Church of Chicago **CAL NO.:** 457-05-Z
APPEARANCE FOR: Brandt Madsen **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 2021 W. Charleston Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the establishment of a non-accessory parking whose front yard shall be 7' instead of 16'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

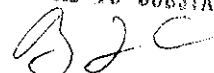
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 parking lot was approved in case # 456-05-Z; the applicant shall establish a non-accessory parking whose front yard shall be 7'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: AmeriCash Loans, LLC

CAL NO.: 458-05-S

APPEARANCE FOR:

MAP NO.: 24-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 2251 E. 95th 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 pay day loan facility in a B3-1 Neighborhood Mixed-Use District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BOARD OF APPEALS
3-906 CITY HALL
24 A 9 21

APPROVED AS TO SUBSTANCE
BCE
CHAIRMAN

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

APPLICANT: Erin Place Properties Corp. **CAL NO.:** 459-05-Z
APPEARANCE FOR: Bernard Citron **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 3215 N. Wilton Avenue, Unit B
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the reduction of one required parking space from 6 spaces to 5 spaces for an existing 4-story 6 dwelling unit building.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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

THE RESOLUTION:

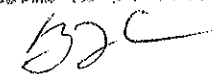
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

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 originally constructed a 6 dwelling unit building with 6 parking spaces. Five of the spaces were located on a pad at the rear of the property. The 6th parking space (unit B) was located within the building at the rear. When heavy rains occurred this 6th parking space flooded and water entered the dwelling unit. The flooding problem could not be eliminated without bricking up the 6th parking space. The property was then short one required parking space. The applicant came to the Board and attempted to obtain a special use for an off-site parking space. This request was denied. The matter was appealed and sustained. The applicant has filed this immediate case to waive the required 6th parking space. The Board finds the applicant has attempted to fix the flooding but the cure does eliminate the required parking space. There are no objections. The Board will grant the waiver of one parking space for unit B; the applicant shall be permitted to reduce one required parking space from six to five for an existing 4- story 6 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

RECEIVED
 OFFICE OF THE
 CLERK OF THE CITY BOARD
 12/24/05 9:24 AM

APPROVED AS TO SUBSTANCE


 B. L. CROWE

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

APPLICANT: Kevin and Linda Henderson **CAL NO.:** 460-05-A
APPEARANCE FOR: Same **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 604 N. Damen Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed parking (garage) within 20 feet of the front property line in an RS-3 Residential Single-Unit (Detached House) District.

OFFICE OF APPEALS
 2-905 CITY HALL
 12/16/05 9:21

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

THE VOTE

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

THE RESOLUTION:


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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; 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 existing garage was constructed with a permit. The garage will not be removed and all new construction will go above and around the garage. The Board finds there in no new garage being placed in the front 20 feet of the property line. The Board will allow the construction of the addition to the dwelling unit with a building permit to memorialize the decision.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Kevin and Linda Henderson **CAL NO.:** 461-05-Z
APPEARANCE FOR: Same **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 604 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story addition to an existing single family residence whose front yard shall be zero instead of 12' and whose south side yard shall be zero instead of 3.84' with a combined side yards of zero instead of 9.6'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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

DECEMBER 24 9:21 AM
 BOARD OF APPEALS
 CITY OF CHICAGO

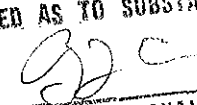
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 addition to an existing single family residence whose front yard shall be zero and whose south side yard shall be zero with a combined side yards of 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: Imran Moten **CAL NO.:** 462-05-S

APPEARANCE FOR: Dean Maragos **MAP NO.:** 7-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 5549 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 gasoline service station with accessory car wash in a C1-1 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated December 14, 2005 as prepared by Proyeckt Studio, LLC. The Department's approval is contingent on the final site approval by the Department of Transportation 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



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

APPLICANT: Imran Moten **CAL NO.:** 463-05-Z
APPEARANCE FOR: Dean Maragos **MAP NO.:** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 5549 W. Diversey Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, the establishment of a service station whose minimum lot shall be 18,968 sq. ft. instead of 20,000 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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 December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a service station (462-05-S approved) whose minimum lot shall be 18,968 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

BCC

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

APPLICANT: 2724-2730 N Ashland LLC **CAL NO.:** 464-05-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 2730 N. Ashland Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a 4-story 16 dwelling unit and commercial space building whose rear yard shall be 19' instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

RECEIVED
 ZONING BOARD OF APPEALS
 CITY OF CHICAGO
 DECEMBER 16 2005

THE VOTE

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

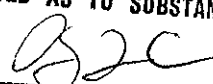
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 4-story 16 dwelling unit and commercial space building whose rear yard shall be 19'; 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: Bonnie S. Hawkins **CAL NO.:** 465-05-Z
APPEARANCE FOR: Same **MAP NO.:** 1-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 547 N. Artesian 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 2nd floor dormer addition whose front yard shall be 6'-2" instead of 20' and the north yard shall be .98' instead of 2' and the combined yards shall be 5' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

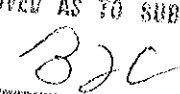
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 2nd floor dormer addition whose front yard shall be 6'-2" and the north yard shall be .98' and the combined yards shall be 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


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

APPLICANT: Saleem Husain, d/b/a Dunkin's Donuts **CAL NO.:** 466-05-S

APPEARANCE FOR: **MAP NO.:** 14-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 6009 S. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility and 1-dwelling unit in the existing 2-story building in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE
[Signature]
CHIEF CLERK

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

APPLICANT: 855 West Dickens Corp. **CAL NO.:** 467-05-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 855-59 W. Dickens Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion or conversion of a 6-unit residential building with insufficient lot area and no parking in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

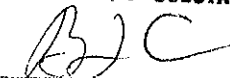
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; 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 property was at the Board of Appeals in the case # 536-63-A. The Board allowed 6 units to be established. There was never any parking at this location. The Board will allow an expansion of not more than 15% of the existing floor area of the property. The applicant will apply for a building permit to memorialize this decision.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: 855 West Dickens Corp. **CAL NO.:** 468-05-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 855-59 W. Dickens 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 3rd and 4th floor addition to an existing 4-story residential building whose north front yard shall be 2' instead of 15', whose east side yard shall be 2'-10" instead of 12.58', whose west side yard shall be 2'-5" instead of 10.45', on a reversed corner lot, whose rear yard shall be 4' instead of 14.98' and to increase the existing floor area by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 3rd and 4th floor addition to an existing 4-story residential building whose north front yard shall be 2', whose east side yard shall be 2'-10", whose west side yard shall be 2'-5" on a reversed corner lot, whose rear yard shall be 4' and to increase the existing floor area by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

APPLICANT: Archie May, Jr. **CAL NO.:** 469-05-A
APPEARANCE FOR: Same **MAP NO.:** 30-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 541 W. 123rd Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of candy store in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

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

THE RESOLUTION:

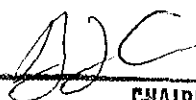
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; 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 space was previously a retail unit which does not have a current business license for the applicant to step into. The Board finds the re-establishment of a candy store (retail sales) to be allowed.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Levelle and Ruth Kimble **CAL NO.:** 470-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 5659 W. Division Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in a B3-1 Community Shopping District, to accommodate for a day care requirement at 5701 W. Division Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off site accessory parking lot for private passenger automobiles, to accommodate for a day care requirement at 5701 W. Division Street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the special use provided that the parking meets requirements of the Chicago Department of Transportation and the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: The Church of Jesus Christ International & Esteban & Isabel Wray **CAL NO.:** 471-05-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:** December 16, 2005

PREMISES AFFECTED: 8110-30 S. Racine Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed church provided it is constructed consistent with the layout and design represented on the elevation and site plan drawings dated December 2005, as prepared by Kasi Designs, P.C

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

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Hector Barraza

CAL NO.: 472-05-Z

APPEARANCE FOR:

MAP NO.: 14-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 6124 S. Keating Avenue

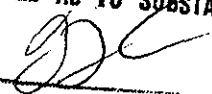
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, the division of an improved zoning lot the remaining single family residence at 6124 S. Keating Avenue shall have a 2.6' north side yard instead of 4' and reduce the lots combined side backs from 10' to 7.5'.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE



COMMISSIONER

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

APPLICANT: 44th & Berkeley Development, LLC **CAL NO.:** 473-05-Z
APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 4341 S. Berkeley 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 2 dwelling unit building whose north side yard shall be zero, south side yard shall be 3' instead of the required 5' with neither yard less than 2', the total combined yards shall be 3' instead of 5' with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

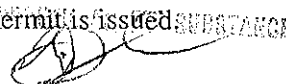
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 has also filed an appeal to allow the division of an improved zoning lot into two new lots of 26' x 126.64' and 25' x 126.64'. The Board will allow the division consistent with the following variations; the applicant shall construct a 3-story 2 dwelling unit building whose north side yard shall be zero, south side yard shall be 3', the total combined yards shall be 3'; 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 AND ISSUED


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

APPLICANT: Red Rock Builders, Inc.

CAL NO.: 474-05-S

APPEARANCE FOR: Martin Murphy

MAP NO.: 15-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 6030 N. Damen 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 3-story 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 3-story 6 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Red Rock Builders, Inc. **CAL NO.:** 475-05-S
APPEARANCE FOR: Martin Murphy **MAP NO.:** 15-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 6036 N. Damen 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 3-story 6 dwelling unit building with residential use below the 2nd floor in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

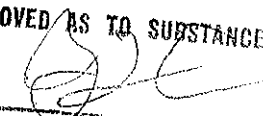
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 3-story 6 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: 3639 N Sheffield, LLC **CAL NO.:** 476-05-Z
APPEARANCE FOR: Tom Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 3639 N. Sheffield Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 (#14484) Community Shopping District, a proposed 4 and 5 story addition to an existing 3 dwelling unit and roof top club which will result in the removal of a dwelling unit whose north side yard shall be zero instead of 5' and the rear yard shall be 5" instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 4 and 5 story addition to an existing 3 dwelling unit and roof top club which will result in the removal of a dwelling unit. The new structure will contain 2 dwelling units and a club house whose north side yard shall be zero and the rear yard shall be 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



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

APPLICANT: Mo Jama, LLC

CAL NO.: 477-05-Z

APPEARANCE FOR:

MAP NO.: 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 3132 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4 1/2-story 5 dwelling unit building whose front yard shall be 7'-2" instead of 15', whose combined side yards shall be zero instead of 5'-6" with neither less than 2.24' and to reduce the rear yard open space to 224 sq. ft. instead of 292 sq. ft.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Edward G. Proctor Jr. and Darcy Proctor **CAL NO.:** 478-05-Z
APPEARANCE FOR: Same **MAP NO.:** 17-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 16, 2005
PREMISES AFFECTED: 6863 N. Jean 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 addition to an existing 2-story single family residence whose north west side yard shall be zero, no change to the east side yard and the total combine side yard shall be 31.22' with neither yard less than 10.40'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 2nd floor addition to an existing 2-story single family residence whose north west side yard shall be zero, no change to the east side yard and the total combine side yard shall be 31.22' with neither yard less than 10.40'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

APPLICANT: Rogelio Canchola **CAL NO.:** 479-05-A
APPEARANCE FOR: Same **MAP NO.:** 12-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 5007 S. Christiana Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 360 sq. ft. carport between an existing garage (368 sq. ft.) and residential building totaling 728 sq. ft. The maximum allowable rear yard use shall equal 480 sq. ft in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

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


THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; 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 applicant constructed a carport connecting the garage to the single family residence. He has cemented over the entire rear yard. The work was done without permits. The law allows an applicant to use the rear 30% of the property for parking. The Board may increase the rear yard coverage by 10%. The construction here exceeds the Board's authority. Therefore the Board will deny the applicant's request. The non-conforming structure shall be removed with permit.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Maurilio Mejia

CAL NO.: 480-05-A

APPEARANCE FOR:

MAP NO.: 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

PREMISES AFFECTED: 4833 W. Diversey Avenue


NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a roof top on premises (advertising sign) in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
CASE CONTINUED FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Payam Zarei **CAL NO.:** 481-05-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 1716 N. Sedgwick Street/1717 N. Fern Court
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming rear building (facing Fern Court) within a landmark district in a RM-5 Residential Multi-Unit District.

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

THE VOTE

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; and

WHEREAS, the district maps show that the premises is located in an RM-5 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: There are two structures on this one zoning lot. Both buildings are in need of rehabilitation. The applicant will be allowed to expand the site and residential buildings to a total of 728 additional square feet. A 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: Payam Zarei **CAL NO.:** 482-05-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005

PREMISES AFFECTED: 1716 N. Sedgwick Street/1717 N. Fern 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 2-story rear addition to the front facing building whose midway point on a through lot shall be 3'-3" instead of 17.6' and to reduce the combined side yards to 4.7' (3.22' south and 1.4' north) instead of 5' with neither side yard less than 2' plus a 2-story addition to the rear building facing (Fern Court) with a new 2 car garage and curb cut.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story rear addition to the front facing building whose midway point on a through lot shall be 3'-3" and to reduce the combined side yards to 4.7' (3.22' south and 1.4' north) plus a 2-story addition to the rear building facing (Fern Court) with a new 2 car garage and curb cut; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before ~~approved~~ **AS TO SUBSTANCE**

BJC

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

APPLICANT: Derek T. Mullins

CAL NO.: 483-05-S

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 16, 2005

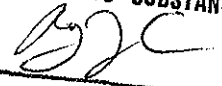
PREMISES AFFECTED: 1456 N. Milwaukee Avenue

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

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 17, 2006

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Academy Development, LLC **CAL NO.:** 484-05-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 1741 N. Hermitage 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 2-story single family residence whose total side yards shall be 3' (1' on the north and 2' on the south) instead of 4.6' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

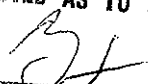
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; 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 total side yards shall be 3' (1' on the north and 2' on the south) ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 1856 N. Fairfield, LLC **CAL NO.:** 485-05-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 16, 2005
PREMISES AFFECTED: 2735 W. Cortland 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 3-story single family residence whose front yard shall be 3' instead of 7'-9", the rear yard shall be zero instead of 13'-6", east side yard shall be zero instead of 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

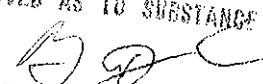
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: 1856 N. Fairfield, LLC CAL NO.: 486-05-Z
APPEARANCE FOR: Gary Wigoda MAP NO.: 5-I
APPEARANCES AGAINST: None MINUTES OF MEETING: December 16, 2005
PREMISES AFFECTED: 1856 N. Fairfield 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 3-story single family residence whose rear yard shall be zero instead of 17'-7", to reduce the total side yard combination of 3' (3' on the north and zero on the south) instead of the required 9'-8" with neither yard less than 2' and to reduce the rear open yard space to zero instead of 225 sq. ft.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for BRIAN L. CROWE, GIGI McCABE-MIELE, DEMETRI KONSTANTELOS, DONALD HUBERT, REVEREND WILFREDO DEJESUS. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE
[Signature]

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

MINUTES OF MEETING

Date: December 16, 2005

Cal. No. 551-04-S & 552-04-S

Timothy K. Hinchman, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a drug store with a drive through facility and an off- site parking lot, on premises at 1628 E. 87th Street and 1600 E. 87th Street. The special use was approved for both applications by the Zoning Board of Appeals on December 17, 2004, in Cal. No. 551-04-S & 552-04-S .

Mr. Hinchman stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to December 17, 2006. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

2006 JAN 24 A 10:32

ZONING
BOARD OF APPEALS
R-806 CITY HALL