

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

APPLICANT: Guadalupe Martinez **CAL NO.:** 02-06-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 4259 S. Sacramento Avenue/2948 W. 43rd Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of use of a commercial unit to be converted to a dwelling unit on a parcel containing an existing front 1 dwelling unit building plus a rear 1 dwelling unit building without complying with bulk regulations in an RS-3 Residential Single-Unit (Detached House) District. The property will then have a total of 3 dwelling units (2 front and 1 rear building).

FEB 28 P 4:11
 ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL

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:

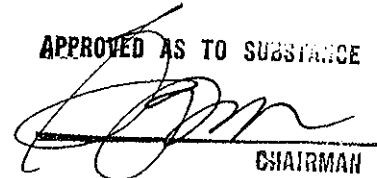
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that this would be a substitution of use. Currently there is one dwelling unit and a tavern in the front and one dwelling unit in the rear of the building. The appellant wishes to covert the tavern to a dwelling unit. The appellant will be permitted to convert the tavern to a dwelling unit. This building shall not contain more that three dwelling units. (2 units in the front and one unit in the rear). A permit shall be issued to memorialize this change of use.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Marc Lifshin

CAL NO.: 03-06-Z

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 20, 2006

PREMISES AFFECTED: 2229 N. Wayne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose total combined side yards shall be 3'-4" (2" on the north and 1'-4" on the south) instead of 4.8' with neither yard less than 2' and to reduce the rear yard to 21' instead of 34.76' (the breezeway and deck will be in the rear yard).

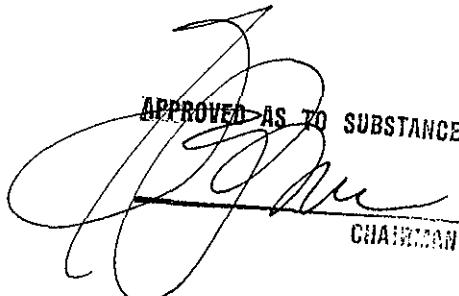
ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 FEB 28 P 4:11


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Jeffery Grinspoon

CAL NO.: 04-06-Z

APPEARANCE FOR:

MAP NO.: 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 1259 W. Wrightwood Avenue

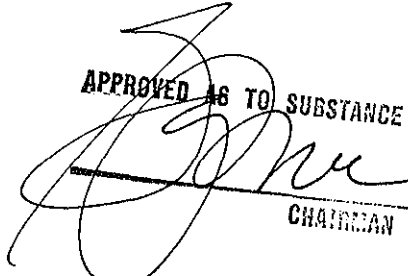
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed rear 2nd floor addition in an existing 3-story single family residence with 1st floor breezeway which will reduce the rear yard to 4.5' instead of 37.07' and the west side shall be 2.5' instead of 3.04'.

2006 FEB 28 P 4:11
 BOARD OF APPEALS
 R-806-CITY HALL

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		


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony Mazzone **CAL NO.:** 05-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 1-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 2535 W. Maypole Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-2 Limited Manufacturing/Business Park District, a proposed 2nd floor addition whose rear yard shall be zero instead of 30' because the parcel abuts an R District.

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 BOARD OF APPEALS
 306 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		

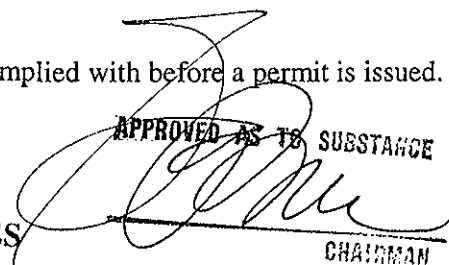
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 2nd floor addition whose rear yard shall be zero because the parcel abuts an R 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
 CHAIRMAN

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

APPLICANT: Bash Sports Academy LLC **CAL NO.:** 06-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 2617 W. Fletcher 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 indoor baseball training facility in a 1 & 2-story existing building in a M1-2 Limited Manufacturing/Business Park District.

BOARD OF APPEALS
 806 CITY HALL
 FEB 28 P 11

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		

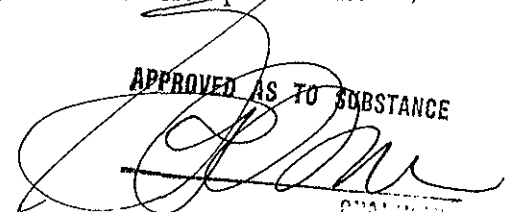
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 indoor baseball training facility in a 1 & 2-story 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 indoor baseball training facility.

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: Khoa Tran **CAL NO.:** 07-06-S

APPEARANCE FOR: Fred Agusitn **MAP NO.:** 16-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006

PREMISES AFFECTED: 6514 S. Halsted Street

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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 FEB 28 P 11

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		

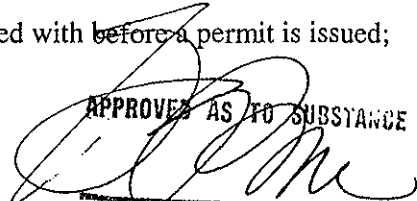
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 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


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

APPLICANT: Justine Jentes and Daniel Kuruna **CAL NO.:** 08-06-A
APPEARANCE FOR: Same **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 1651 W. North Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the residential expansion to the 1st floor of a non-conforming building. The 1st floor addition will connect the front building to the rear garage plus it will add living space in a C1-2 Neighborhood Commercial District.

OFFICE OF APPEALS
 CITY HALL
 JAN 20 2006 10:11

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		

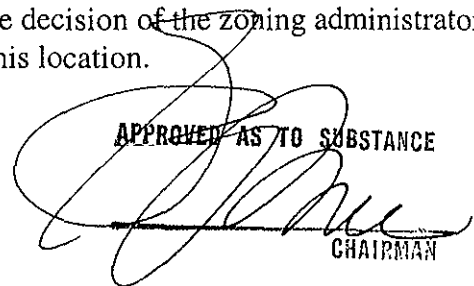
THE RESOLUTION:

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 January 20, 2006; and

WHEREAS, the district maps show that the premises is located in an C1-2 Neighborhood Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to connect two buildings to establish a single family residence. The building used to have a commercial use but the appellant stated that the commercial use ceased in the early 90's. The appellant stated that the old gallery will become their living room and the that rear building will become their garage. The decision of the zoning administrator is reversed and will be permitted to establish a single family residence at this location.


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Justine Jentes and Daniel Kuruna **CAL NO.:** 09-06-Z
APPEARANCE FOR: Same **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 1651 W. North 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 proposed 1-story rear addition to connect the front building to the garage whose rear yard shall be zero instead of 30'.

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 BOARD OF APPEALS
 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:

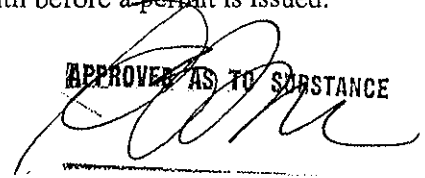
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 30, 2005; and

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 1-story rear addition to connect the front building to the garage 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



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

APPLICANT: Morse & Greenview, LLC **CAL NO.:** 10-06-Z
APPEARANCE FOR: Justine Lampel **MAP NO.:** 17-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 1444-48 W. Morse Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5* Community Shopping District, a proposed 6-story 12 dwelling unit and commercial building whose rear yard shall be 20'-8" instead of 30' and to reduce a west side yard to zero, on a reverse corner lot, instead of 7.5'.

BOARD OF APPEALS
 8-806 CITY HALL
 FEB 28 P 4:11

**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 January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 6-story 12 dwelling unit and commercial building whose rear yard shall be 20'-8" and to reduce a west side yard to zero, on a reverse corner lot; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

* Amended at Hearing

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

MINUTES OF MEETING:

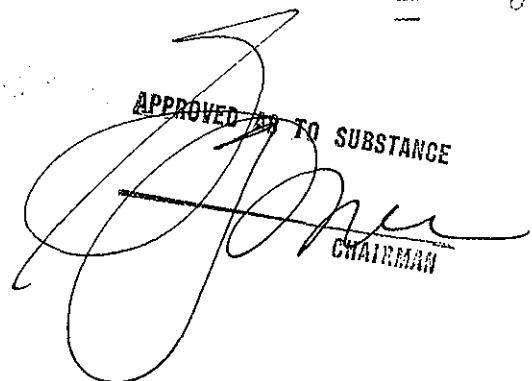
January 20, 2006

CAL NO.:

10-06-Z

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

ZONING
BOARD OF APPEALS
R-806 CITY HALL
2006 FEB 28 P 4: 11


APPROVED ~~AS~~ TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Brau Hause Condominium Association, Inc. **CAL NO.:** 11-06-S

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

APPEARANCES AGAINST: Wayne Tjaden **MINUTES OF MEETING:**
January 20, 2006

PREMISES AFFECTED: 2700 W. Belden 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 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to fulfill the parking requirements for the 47 dwelling unit building located at 2650 W. Belden Avenue.

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 28 P 4:1
 BOARD OF APPEALS
 306 CITY HALL

THE RESOLUTION:

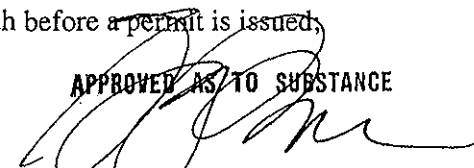
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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 objector in this matter stated that he was concerned that the new parking lot would be controlled by an individual and not the condominium association. The applicant assured the objector the lot would be controlled to the association; the applicant shall establish an off site accessory parking lot for private passenger automobiles to fulfill the parking requirements for the building located at 2650 W. Belden Avenue; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the off-site parking provided the applicant installs landscaping as illustrated on the site plant dated January 19, 2005.

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: Brau Hause Condominium Association, Inc. **CAL NO.:** 12-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: Wayne Tjaden **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 2700 W. Belden 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, an off-site accessory parking lot whose front yard shall be 11'-8" instead of 20'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

2006 FEB 28 PM 4:00
 BOARD OF APPEALS
 R-906 CITY HALL

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 January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 objector in this matter stated that he was concerned that the new parking lot would be controlled by an individual and not the condominium association. The applicant assured the objector the lot would be controlled to the association; the applicant shall construct a an off-site accessory parking lot whose front yard shall be 11'-8"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Faizen-E-Madina, Inc.

CAL NO.: 13-06-S

APPEARANCE FOR:

MAP NO.: 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 2931 W. Touhy Avenue

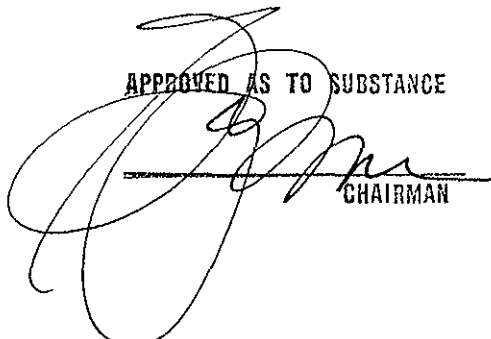
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious assembly use in a B1-2 Neighborhood Shopping District.

RECEIVED
 BOARD OF APPEALS
 -806 CITY HALL
 JAN 28 P 4:12

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		

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Benita Williams/Hand-Hand

CAL NO.: 14-06-S

APPEARANCE FOR:

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 4207 W. Carroll Avenue

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

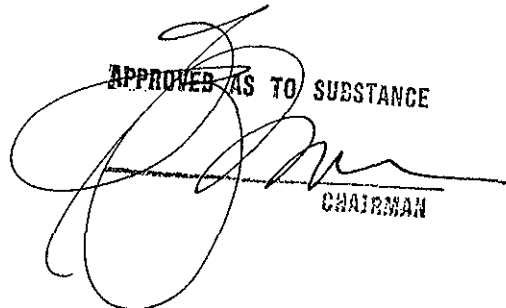
ACTION OF BOARD--
CASE CONTINUED TO MARCH 17, 2006

BOARD OF APPEALS
 R-905 CITY HALL
 2006 FEB 28 P 4:1

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		


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Mid America Bank **CAL NO.:** 15-06-S
APPEARANCE FOR: James Novi **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 3168-70 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 bank within 600 feet of a similar use on a lot abutting a retail pedestrian street in a B3-2 Community Shopping District.

BOARD OF APPEALS
 906 CITY HALL
 FEB 28 P 12

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:

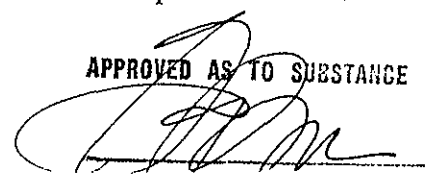
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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 bank within 600 feet of a similar use on a lot abutting a retail pedestrian street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends denial of the proposed bank. The Department notes that there is an existing bank located 75 feet north of the subject site at 3178 N. Broadway.

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: Raul Lugo

CAL NO.: 16-06-Z

APPEARANCE FOR:

MAP NO.: 14-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 20, 2006

PREMISES AFFECTED: 6223 S. Kilpatrick Avenue

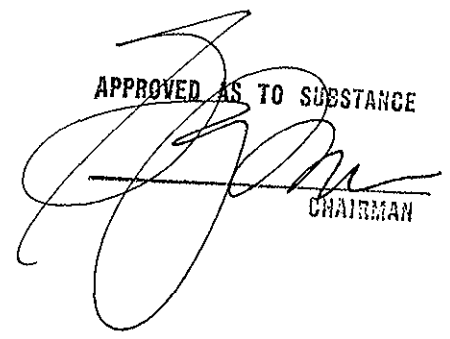
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a 2-story front porch whose front yard shall be 5.62' instead of 20'.

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		

2006 FEB 28 P 4: 12
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Denis McCarthy **CAL NO.:** 17-06-Z

APPEARANCE FOR: Gary Wigoda **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006

PREMISES AFFECTED: 2007 W. Giddings 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 2nd floor rear dormer addition in a 2-story single family residence.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
R-906 CITY HALL
JAN 28 2 41 PM '06

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

THE RESOLUTION:

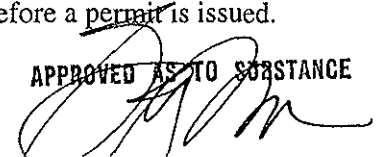
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 30, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Lake & Waller LLC **CAL NO.:** 18-06-Z
APPEARANCE FOR: Rolando R. Acosta **MAP NO.:** 1-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 430-38 N. Waller Street/5706 W. Lake Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 15 dwelling unit residential building whose rear yard shall be 7'-10" instead of 30' and to reduce the rear yard open space to 580 sq. ft. instead of 1,119 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

2006 FEB 28 P 4: 07:10
BOARD OF APPEALS
R-006 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:

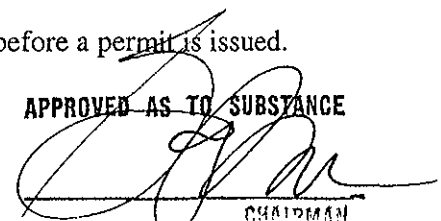
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 30, 2005; and

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 15 dwelling unit residential building whose rear yard shall be 7'-10" and to reduce the rear yard open space to 580 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

MINUTES OF MEETING:

January 20, 2006

CAL NO.:

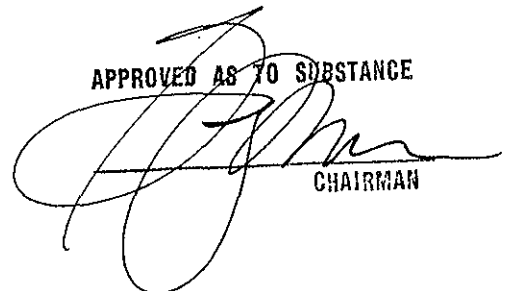
18-06-Z

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

2006 FEB 28 P 4: 12

ZONING
BOARD OF APPEALS
R-306 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Claude Wilson **CAL NO.:** 19-06-A
APPEARANCE FOR: Same **MAP NO.:** 12-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 5400 S. Aberdeen Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 24' wide cub cut for a residential garage that has access to an alley in an RS-3 Residential Single-Unit (Detached House) District. Accessory buildings (garages) are required to be accessed from an existing alley (section 17-2-0402).

BOARD OF APPEALS
 R-906 CITY HALL
 2006 FEB 28 P 4:12

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:

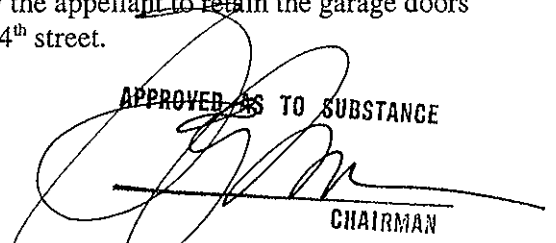
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated he has owned the building for a number of years and the egress from his garage has always been on to 54th Street and not into the alley. The appellant stated that there are utilities poles that run along the side of his garage in the alley and the egress into the alley would only be possible if the utility poles were removed. The Board will allow the appellant to retain the garage doors and to allow access from 54th street. The driveway shall cross the parkway at 54th street.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Carrie Bender Williams **CAL NO.:** 20-06-S
APPEARANCE FOR: Same **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 11859 S. State 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 B3-2 Community Shopping.

BOARD OF APPEALS
 -905 CITY HALL
 JAN 28 2 12 PM '06

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		

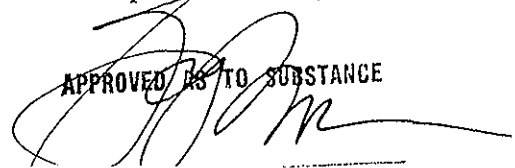
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 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 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

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

APPLICANT: 1701 W. Greenleaf, LLC **CAL NO.:** 21-06-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 1701-09 W. Greenleaf Avenue/7020-36 N. Paulina Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 32 dwelling units were existing records show 27 dwelling units and 2 commercial spaces (DOB) in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
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		

BOARD OF APPEALS
 ROOM 905 CITY HALL
 2006 FEB 28 P 4:1

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 January 20, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that when he purchased the building it was purchased a s having 33 units. The Zoning Administrator determined that the building had only 27 legal units. The appellant stated that according to the Harris files the building is listed as having 36 units. The applicant wishes to convert the building to condominium units. The Board finds that the Zoning Administrator erred and will allow the appellant to establish 32 legal dwelling units.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Enrique Hicaro, Jr.

CAL NO.: 22-06-Z

APPEARANCE FOR: Same

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 2322 W. McLean 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 2nd story rear addition to an existing 1 ½-story single family residence whose west yard shall be 6" instead of 1.92' and the combined side yards shall be 3.47' instead of 4.81'.

BOARD OF APPEALS
 8-606 CITY HALL
 2006 JAN 28 P 4:13

**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:

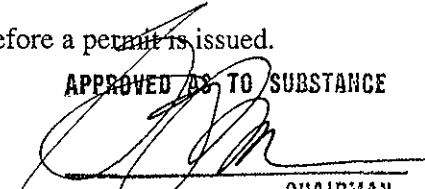
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 30, 2005; and

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 story rear addition to an existing 1 ½-story single family residence whose west yard shall be 6" and the combined side yards shall be 3.47' ; 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: Fifth Third Bank

CAL NO.: 23-06-S

APPEARANCE FOR: John George

MAP NO.: 7-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 2769-97 N. Clybourn Avenue/1953-69 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 bank with drive thru facility in a M2-3 Heavy Industry District.

JAN 28 PM 4:12
 BOARD OF APPEALS
 905 CITY HALL

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:

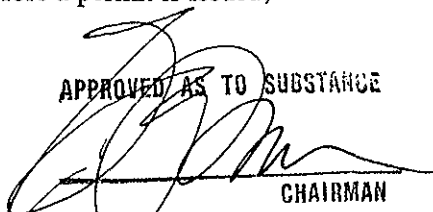
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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 bank with drive thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed bank drive-through facility provided that it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated January 19, 2006 as prepared by Camburas & Theodore, Ltd. and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Davision Gold, Inc. **CAL NO.:** 24-06-S
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 2112 W. Division Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

2006 JAN 28 PM 1:10
 BOARD OF APPEALS
 9-006 CITY HALL

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

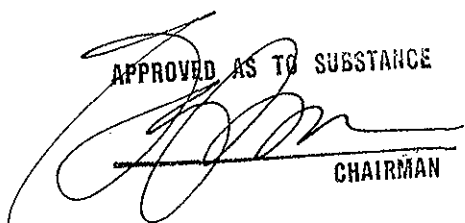
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 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 recommends approval of the proposed pawn shop.

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: MBS Petroleum, Inc. **CAL NO.:** 25-06-Z
APPEARANCE FOR: Richard E. Zulkey **MAP NO.:** 12-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 6430-38 W. Archer Avenue/5460 S. Nagle Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a proposed service station and mini mart whose lot area shall be reduced to 14,750 sq. ft. instead of 20,000 sq. ft..

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

2006 JAN 28 PM 11:17
 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		

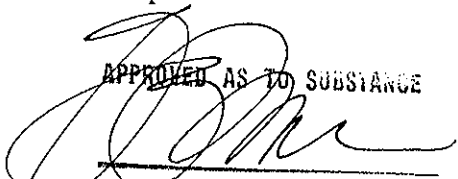
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 and mini mart whose lot area shall be reduced to 14,750 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


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

APPLICANT: Christopher Inniss
APPEARANCE FOR: Same
APPEARANCES AGAINST: None
PREMISES AFFECTED: 3444 S. Bell Avenue

CAL NO.: 26-06-Z
MAP NO.: 8-H
MINUTES OF MEETING:
 January 20, 2006

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing 2 dwelling unit building whose total combined side yards shall be 3'-9" instead of 4.8' (6" on the north and 3'-3" on the south) with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

2006 JAN 28 PM 4:15
 BOARD OF APPEALS
 R-905 CITY HALL

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

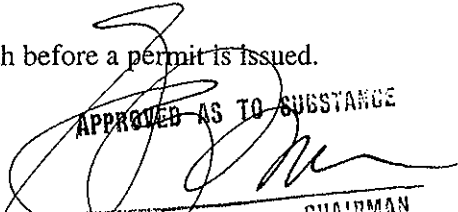
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 an existing 2 dwelling unit building whose total combined side yards shall be 3'-9" (6" on the north and 3'-3" on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Ned Dikmen

CAL NO.: 27-06-A

APPEARANCE FOR: Same

MAP NO.: 3-F

APPEARANCES AGAINST: Sid Kaplan

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 1032 N. LaSalle Drive

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an administrative adjustment for a rear 3rd floor addition to an existing building whose south side yard shall be zero instead of 3'-6" and with no change to the 5.85' north side yard in an RM-6 Residential Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

2006 JAN 20 PM 11:00
 BOARD OF APPEALS
 ROOM 905 CITY HALL

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:

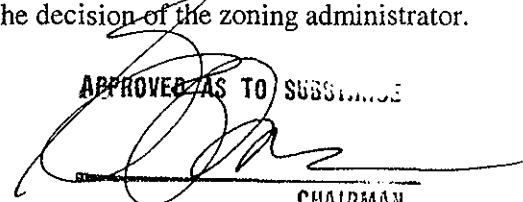
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006; and

WHEREAS, the district maps show that the premises is located in an RM-6 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: This is an objector's appeal to the decision of the zoning administrator to permit a rear 3rd floor addition with yard reductions. The appellant (Ned Dikmen) stated that there was a verbal agreement between him and his neighbor (Neal Block) to make the window that overlooked his yard out of glass block. The property owner stated that there were never any such agreement. The appellant stated that because the window is a clear window that his privacy is being violated. Mr. Block presented photos of other building's that are in close proximity to Mr. Dikmen's yard and showed that there are many other windows that over look the Dikmen's yard. The Board finds in favor of Mr. Block and affirms the decision of the zoning administrator. The decision of the zoning administrator is affirmed.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Coles Property Group, LLC

CAL NO.: 28-06-S

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 3932 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 drug store with drive through facility in a M1-1 Limited Manufacturing/Business Park District.

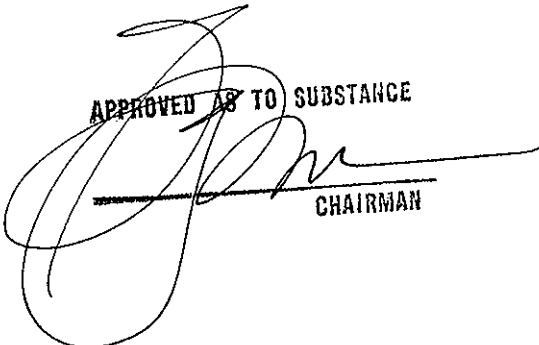
ACTION OF BOARD--
CASE CONTINUED TO MAY 19, 2006

THE VOTE

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

2006 JAN 28 PM 4:12
BOARD OF APPEALS
R-206 CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Amalgamated Bank of Chicago TR# 5423, **CAL NO.:** 29-06-S
 an Illinois Land Trust

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 20, 2006

PREMISES AFFECTED: 2801 N. Pulaski Road/3950 W. Diversey Avenue

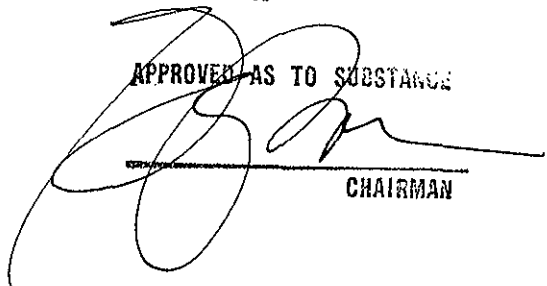
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a M1-1 Limited Manufacturing/Business Park District, to accommodate the parking requirements for a retail drug store.

ACTION OF BOARD--
 CASE CONTINUED TO MAY 19, 2006

THE VOTE

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

2006 FEB 29 P. 13
 BOARD OF APPEALS
 806 CITY HALL

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Arlington House, LLC

CAL NO.: 30-06-Z

APPEARANCE FOR: Graham Grady

MAP NO.: 7-F

APPEARANCES AGAINST: Kevin Baldwin

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 610-16 W. Arlington Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, a proposed 4th floor addition to a 12 dwelling unit building whose front yard shall be 14.85' instead of 15', a zero east yard instead of 5' and a zero west yard instead of 5'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

2006 FEB 28 P 4:1
 BOARD OF APPEALS
 905 CITY HALL

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:

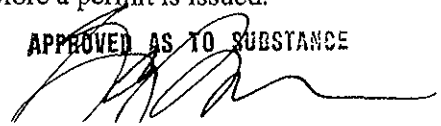
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 30, 2005; and

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 objector in this case stated that he is opposed to the increase in the height of the existing building. The applicant wishes to convert the building to condominium units; the applicant shall be allowed to establish 4th floor addition to a 12 dwelling unit building whose front yard shall be 14.85', a zero east yard and a zero west; 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: Jeff Koch **CAL NO.:** 31-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-J
APPEARANCES AGAINST: Augustine Harris Lee **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 3506 W. Adams Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition whose west side yard shall be 1'-6" instead of 2', rear yard shall be 26' instead of 35.5' and to reduce rear open space to zero instead of 158 sq. ft..

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		

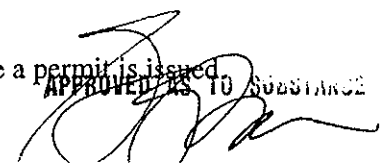
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 stated that the garage and addition were constructed without a permit; the applicant now wishes to legalize the addition and garage; the objector in this case stated that she is not opposed to the applicant being able to legalize the addition but she is concerned about setting a precedent with the case; she stated that she did not want people in the area to be able to build without permits and then be able to legalize their projects after they had been constructed; the applicant will be permitted to legalize the 2-story rear addition whose west side yard shall be 1'-6" , rear yard shall be 26' and to reduce rear open space to zero; the applicant shall establish a 2-story rear addition whose east side yard shall be 1'-6", rear yard shall be 26' and to reduce rear open 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


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

APPLICANT: Salon Milano, Inc. **CAL NO.:** 32-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-H
APPEARANCES AGAINST: Greg Gajewski, Janet Huynh **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 1901 W. Chicago Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

2006 FEB 28 PM 1:10
 BOARD OF APPEALS
 905 CITY HALL

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

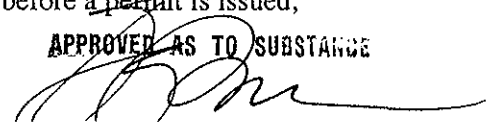
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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 objector's in this case are another shop owner and a neighbor that lives above the proposed shop. The neighbor above the shop is concerned that the proposed shop will effect water pressure in the building and that she will be able to smell the odor of the chemicals that the shop will be using. The other objector is a shop owner that feels that another shop will be a detriment to his business; the applicant stated that his shop will not be competition for other shops in the area; will 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 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



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

APPLICANT: Ralph Russo **CAL NO.:** 33-06-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 11-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006

PREMISES AFFECTED: 5907-09 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 6 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

2006 SEP 28 P 4:40
DEPT OF APPEALS
7-806 CITY HALL

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

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

THE RESOLUTION:

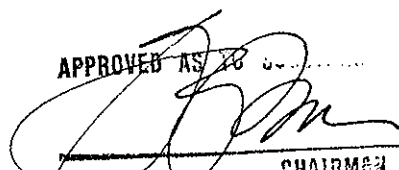
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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



CHAIRMAN

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

APPLICANT: Skyway Dog House, Inc.

CAL NO.: 34-06-S

APPEARANCE FOR: Edward Grossman

MAP NO.: 22-A

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 9480 S. Ewing Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed restaurant with drive through in a M1-2 Limited Manufacturing/Business Park District.

BOARD OF APPEALS
 4-2006 CITY HALL
 2006 FEB 28 P 4:13

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:

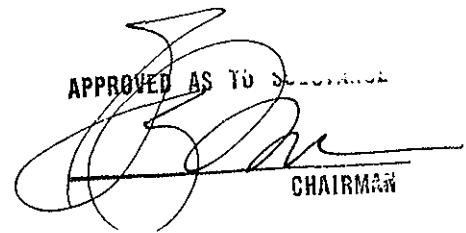
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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 restaurant with drive through the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Equities Venture Corporation X

CAL NO.: 35-06-S

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 4062-84 N. Milwaukee Avenue

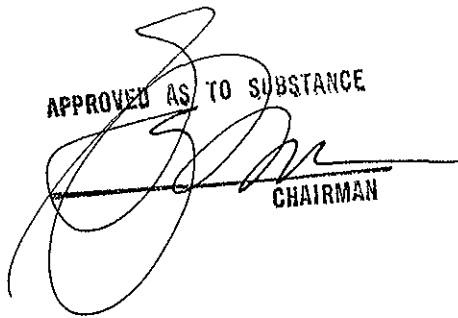
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed banking facility with drive through in a B1-3 Neighborhood Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 21, 2006

THE VOTE

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

2006 FEB 28 P 4:13
BOARD OF APPEALS
11-905 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Redmoon Threater

CAL NO.: 36-06-A

APPEARANCE FOR: James J. Banks

MAP NO.: 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 1438 W. Kinzie Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion (addition of the sale of liquor) of a non-conforming theater in a ~~PMD #4~~ Planned Manufacturing District.

OFFICE OF APPEALS
 905 CITY HALL
 CHICAGO, IL 60605
 FEB 28 P 4:13

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:

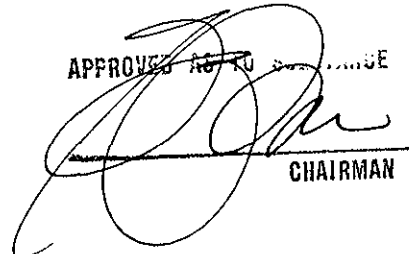
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006; and

WHEREAS, the district maps show that the premises is located in an District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case was previously permitted by the former Zoning Administrator (Ed Kus) to establish a theater in a Planned Manufacturing District. The appellant now wishes to expand the use of the theater and sell liquor during performances. The Board will permit the expansion of the non-conforming theater and allow the appellant to sell liquor during performance's only.

APPROVED AS TO FORM AND SUBSTANCE



CHAIRMAN

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

APPLICANT: Dana Hotel LLC
APPEARANCE FOR: Gary Wigoda
APPEARANCES AGAINST: None
PREMISES AFFECTED: 660 N. State Street

CAL NO.: 37-06-Z
MAP NO.: 1-F
MINUTES OF MEETING:
 January 20, 2006

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, a proposed 22-story hotel which will waive the one required 10' x 25' loading berth.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 905 CITY HALL
 2006 JAN 20 PM 4:13

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		

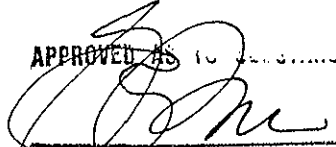
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 22-story hotel which will waive the one required 10' x 25' loading berth; 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 ACCURACY

 CHAIRMAN

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

APPLICANT: The British School of America **CAL NO.:** 38-06-S

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

APPEARANCES AGAINST: Laurence Spector **MINUTES OF MEETING:**
January 20, 2006

PREMISES AFFECTED: 800-24 W. Eastman Street/1441-73 N. Dayton 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 5-story private elementary and high school in a C3-5 Commercial Manufacturing and Employment 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:

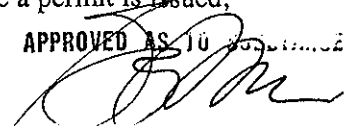
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 30, 2005; and

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 objector in this case operates Midland Industries next door to the applicant; the objector feels that this is an inappropriate location for a school; the objector stated that his business operates 24 hours a day 7 days a week. There is a major concern by the objector that if there is a malfunction within his plant that the children in a school so close to the area could be put at risk. The objector also stated that if the school were allow to open that it would only be a matter of time before he was forced to close his business; the Board realizes the school wishes to operate in an industrialized area. The school is coming to the location with full knowledge of a possible hazardous neighbor, the foundry. The Board realizes this is a changing neighborhood and both parties will be able to live together; the applicant shall be permitted to establish a 5-story private elementary and high school the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO ACCURACY



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

APPLICANT: McDonald's Corporation,
A Corporation of Delaware

CAL NO.: 72-05-S

APPEARANCE FOR: Timothy Hinchman

MAP NO.: 15-M

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 6125-43 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive through 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

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe	X		
Gigi McCabe-Miele	X		
Demetri Konstantelos	X		
Donald Hubert	X		
Reverend Wilfredo DeJesus	X		

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 JAN 20 2006 PM 4:30

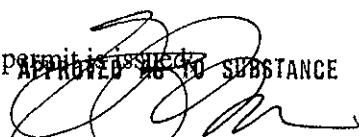
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 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 fast food restaurant with drive through facility establish a 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 January 19, 2006 as prepared by McDonald's Corporation 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: Henry's Sober Living House

CAL NO.: 265-05-S

APPEARANCE FOR:

MAP NO.: 18-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 7143 S. Harvard Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 15 to 20 people in an existing 2 ½-story residential building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

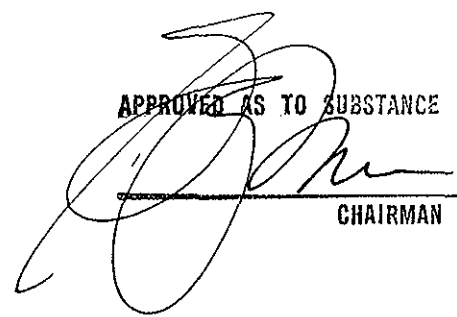
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 BOARD OF APPEALS
 JAN 20 06 CITY HALL

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		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Jeff Dietrich

CAL NO.: 295-05-S

APPEARANCE FOR:

MAP NO.: 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

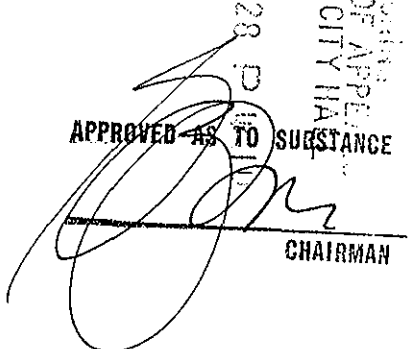
PREMISES AFFECTED: 3201-15 W. Fullerton Avenue

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 an off site parking lot for 14 private passenger automobiles, in a B3-1 Community Shopping District, to satisfy the parking requirements for a 14 dwelling unit building located at 2350 N. Kedzie 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

JAN 28 2006
 BOARD OF APPEALS
 CITY HALL

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

APPLICANT: Anna Niemiec

CAL NO.: 344-05-S

APPEARANCE FOR:

MAP NO.: 9-0

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 7712 W. Belmont Avenue

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

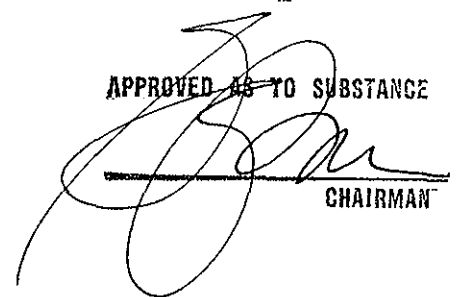
ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BOARD OF APPEALS
CITY HALL

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Karl Swan Norberg

CAL NO.: 350-05-A

APPEARANCE FOR: James J. Banks

MAP NO.: 5-F

APPEARANCES AGAINST: Jim Navarre / David Epstein

MINUTES OF MEETING:
January 20, 2006

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--

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		

OFFICE OF APPEALS
 CITY HALL
 JAN 20 10 28 PM '06

THE RESOLUTION:

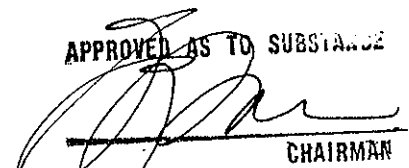
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

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

WHEREAS, the district maps show that the premises is located in an R4- General Residence / SD# 19 Sub- Area B District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: This exception had been previously granted by the previous Zoning Administrator. The appellant let the variation expire. The current Zoning Administrator denied the request for an administrative adjustment. The appellant stated that there are many similar if not identical variations that have been granted on the block. The objectors in this case were not present but were represented by their attorney's. The appellant testified that the block has a pattern of a wider yard on the south and a shorter yard on the north. The Board finds that the Zoning Administrator has erred in not granting the administrative adjustment. The Board finds in favor of the appellant and the decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Eastside Dental Care, Inc.

CAL NO.: 372-05-S

APPEARANCE FOR:

MAP NO.: 26-A

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 3921 E. 106th Street

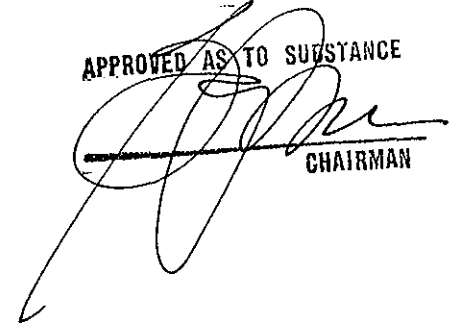
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial/RS-3 Residential Single-Unit Districts, the establishment of an off-site parking lot for private passenger automobiles for a dental office located at 10601 S. Avenue "E".

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		

2006 FEB 28 P 4:11
BOARD OF APPEALS
ROOM 905 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MidAmerica Bank, FSB

CAL NO.: 374-05-S

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 3211 N. Avers Avenue/3814 W. Belmont Avenue

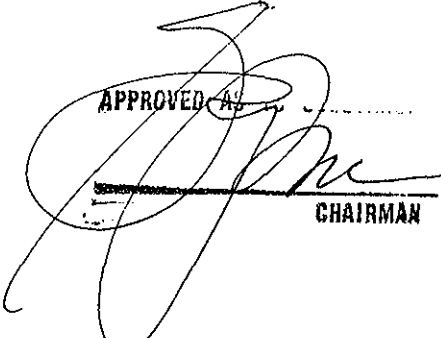
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 49 private passenger automobiles, in a C1-2 Neighborhood Commercial/RS-3 Residential Single-Unit Districts, to serve the bank located at 3844 W. Belmont Avenue.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 21, 2006

THE VOTE

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

2006 FEB 28 P 4: 11
BOARD OF APPEALS
ROOM 905 CITY HALL

APPROVED BY 
CHAIRMAN

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

APPLICANT: Henry's Sober Living House

CAL NO.: 388-05-Z

APPEARANCE FOR:

MAP NO.: 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 6634 S. Drexel 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 Transition Residence for 12 residents in an existing 2-story frame residential building.

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
ROOM 905, CITY HALL
JAN 28 P 11

APPROVED BY _____
CHAIRMAN

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

APPLICANT: MidAmerica Bank, FSB

CAL NO.: 375-05-Z

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 3211 N. Avers Avenue/3814 W. Belmont Avenue

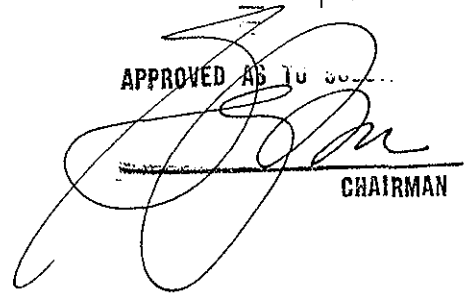
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial/RS-3 Residential Single-Unit Districts, the establishment of an off-site parking lot for 49 private passenger automobiles whose front yard shall be 7' instead of 20' to serve a bank located at 3844 W. Belmont.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 21, 2006

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
JAN 28 2006
P 4: 30

APPROVED AS TO

CHAIRMAN

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

APPLICANT: MBS Petroleum, Inc. **CAL NO.:** 416-05-S
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 12-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 6430-38 W. Archer Avenue/5460 S. Nagle 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 a retail mini-mart 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:

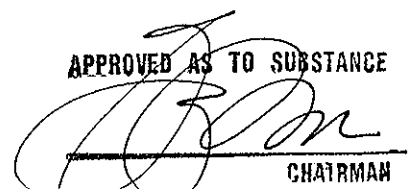
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 28, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2005; and

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 gasoline service station with a retail mini-mart 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 gas station provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Magner-Manalang Architects dated January 18, 2006 and provided the applicant complies with the requirements of Section 17-9-0116 of the Chicago Zoning Ordinance regarding strip mall development.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Third Dunkin Donuts Realty, Inc. **CAL NO.:** 419-05-S
APPEARANCE FOR: Katherine Mcguire **MAP NO.:** 14-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 20, 2006
PREMISES AFFECTED: 6100 S. Western 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 foot restaurant with drive through facility in an B3-2 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		

JAN 28 P 4
 CITY HALL

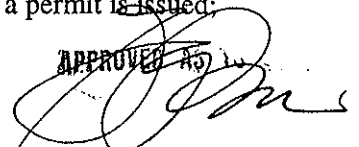
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 28, 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 fast foot restaurant with drive through 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 gas station provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Magner- Manalang Architects dated January 18, 2006 and provided the applicant complies with the requirements of Section 17.9.01116 of the Chicago Zoning Ordinance regarding strip mall development.

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

APPROVED AS


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

APPLICANT: Veronica Rubio **CAL NO.:** 424-05-S
APPEARANCE FOR: Hector Morales **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 20, 2006
PREMISES AFFECTED: 1007 W. Webster Avenue

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

JAN 28 P 11
 CITY HALL

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		

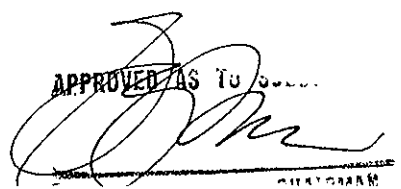
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 28, 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


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:
January 20, 2006

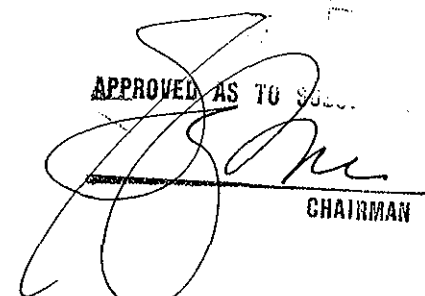
PREMISES AFFECTED: 600-08 W. Fullerton Parkway

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 TO April 13, 2006

THE VOTE

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

JAN 28 P 4
 CITY HALL
 APPROVED AS TO SUBJ.

 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:
January 20, 2006

PREMISES AFFECTED: 2335 N. Orchard Street

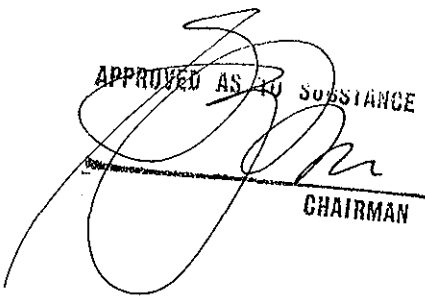
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter in an RS-5 Residential Single-Unit (Detached House). This case is consolidated and shall be heard with (600 W. Fullerton) Case #309-05-S.

ACTION OF BOARD--
CASE CONTINUED TO APRIL 13, 2006

THE VOTE

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

JAN 28 PM 4:11
CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kim Tran d/b/a Nails R Us

CAL NO.: 436-05-S

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 20, 2006

PREMISES AFFECTED: 3611 N. Western Avenue

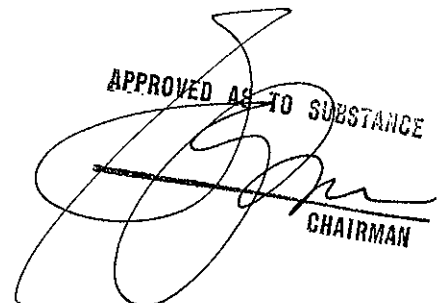
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

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

THE VOTE

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

BOARD OF APPEALS
CITY OF CHICAGO
JAN 28 P 4:10

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: Ann Grefe **MAP NO.:** 15-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 20, 2006
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--
 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:

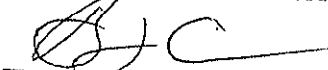
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 28, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2005; and

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 2-story addition to an existing private high school. Any student drop-off or pick- up on Peterson Ave is strictly prohibited; all student drop-off and pick up must take place on Christiana; 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 pf Planning and Development recommends approval of the proposed two story addition to the existing private high school.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING

Date: February 17, 2006

Cal. No. 501-04-Z

Gary Wigoda, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a 2 story addition and a roof top winter garden, on premises at 1737 W. Ohio. The special use was approved by the Zoning Board of Appeals on January 21, 2005, in Cal. 501-04-Z .

Mr. Wigoda stated the project has been correcting issues associated with this property and will proceed within the time granted by the extension.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to January 21, 2007. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE



CHAIRMAN