

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

**APPLICANT:** Wrigley Rooftop I LLC **CAL NO.:** 210-06-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3619 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 5-story 3 dwelling unit building with roof top club whose rear yard shall be 19'-9" instead of 30' for the floors containing dwelling units, the north side yard shall be 3'-8" instead of 4'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:00

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 5-story 3 dwelling unit building with roof top club whose rear yard shall be 19'-9" for the floors containing dwelling units, the north side yard shall be 3'-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**

*BAL*

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

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

**APPLICANT:** Wrigley Rooftop I LLC **CAL NO.:** 211-06-A  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3619 N. Sheffield Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a chimney to be 69' high instead of 63' in height on a proposed 5-story building in a B2-3 Neighborhood Mixed-Use District.

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

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:05

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006; and

WHEREAS, the district maps show that the premises is located in an B2-3 Neighborhood Mixed-Use District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant wishes to construct a 5 story 3 dwelling unit building with a roof top club house. The new building will have a chimney at 69 feet in height. The roof top ordinance states no portion of any structure or appurtenance there to be located on the roof shall be higher than the base of the highest seat. Alderman Tunney testified that the amended ordinance did not cover the issue of the chimneys necessarily being extended over seating in order to be safe. The Board finds that it is necessary for the public's safety that the chimney be allowed to be 69 feet in height and also higher than the tallest seat so as not to asphyxiate the public.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Wrigley Rooftop I LLC **CAL NO.:** 212-06-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3617 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 4-story 3 dwelling unit building with roof top club whose rear yard shall be 19'-9" instead of 30' for the floors containing dwelling units.

**ACTION OF BOARD--  
VARIATION GRANTED**

2006 AUG 31 A 9 05  
 BOARD OF APPEALS  
 R-806 CITY HALL

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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; 4-story 3 dwelling unit building with roof top club whose rear yard shall be 19'-9" for the floors containing dwelling units. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

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

**APPLICANT:** Wrigley Rooftop I LLC **CAL NO.:** 213-06-A

**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 3617 N. Sheffield Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a chimney to be 69' high instead of 63' in height on a proposed 5-story building in a B2-3 Neighborhood Mixed-Use District.

**ACTION OF BOARD--**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:05

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

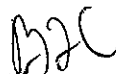
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006; and

WHEREAS, the district maps show that the premises is located in an B2-3 Neighborhood Mixed-Use District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant wishes to construct a 5 story 3 dwelling unit building with a roof top club house. The new building will have a chimney at 69 feet in height. The roof top ordinance states no portion of any structure or appurtenance there to be located on the roof shall be higher than the base of the highest seat. Alderman Tunney testified that the amended ordinance did not cover the issue of the chimneys necessarily being extended over seating in order to be safe. The Board finds that it is necessary for the public's safety that the chimney be allowed to be 69 feet in height and also higher than the tallest seat so as not to asphyxiate the public.

**APPROVED AS TO SUBSTANCE**  
  
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**CHAIRMAN**

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

**APPLICANT:** McDonald's Corporation, a Delaware Corporation **CAL NO.:** 214-06-S

**APPEARANCE FOR:** Amy Kurson **MAP NO.:** 11-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 16, 2006

**PREMISES AFFECTED:** 3855 W. Lawrence Avenue

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

**ACTION OF BOARD--  
APPLICATION APPROVED**

Zoning  
 BOARD OF APPEALS  
 R-806, CITY HALL  
 2006 AUG 31 A 9:05

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
Recused		
X		

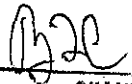
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 drive thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided it is constructed consistent with the layout and design represented on the site plan prepared by Marchris Engineering Ltd., dated March 4, 2006 and the elevation drawings prepared by Infinity Dzines, Inc., dated march 20, 2006 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:** Dixon Whitson **CAL NO.:** 215-06-S  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 13-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 5338 N. Lincoln 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 public place of amusement in an existing tavern in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
**APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:00

**THE VOTE**

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

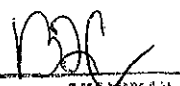
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 will be permitted to establish a public place of amusement; 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 a public place of amusement.

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:** Dixon Whitson **CAL NO.:** 216-06-Z

**APPEARANCE FOR:** John Pikarski **MAP NO.:** 13-1

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 5338 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a public place of amusement located within 125' of a RS-3 District.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING  
 BOARD OF APPEALS  
 R-806: CITY HALL  
 2006 AUG 31 A 9:00

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement located within 125' of a RS-3 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**

*[Handwritten Signature]*

**CHAIRMAN**

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

**APPLICANT:** 2157 N. Damen LLC\* **CAL NO.:** 217-06-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** Jean Alan **MINUTES OF MEETING:**  
 June 16, 2006  
**PREMISES AFFECTED:** 2157 N. Damen Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 4-story 19 dwelling unit and retail building whose rear yard shall be zero instead of 30'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:05

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 she has owned a business on Damen Avenue for the past 12 years. Her objection is to the size of the proposed building. She feels that a building of this size will substantially change the character of the neighborhood; the applicant will construct a 4-story 19 dwelling unit and retail building whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**

*B2U*

**CHAIRMAN**



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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

2006 AUG 31 A 9 06

**MINUTES OF MEETING:**  
June 16, 2006

**CAL NO.: 217-06-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;

**APPROVED AS TO SUBSTANCE**

*B2C*

**CHAIRMAN**

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

**APPLICANT:** Fifth Third Bank **CAL NO.:** 218-06-S

**APPEARANCE FOR:** Kate Duncan **MAP NO.:** 16-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 6300-10 S. Latrobe Avenue/5235-59 W. 63rd 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 bank with drive-thru facility in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 drive thru- facility, provided it is constructed consistent with the layout and design represented on the site plan prepared by Manhard Consulting, Ltd., dated May 25, 2006 and the elevation drawings prepared by TAP the Architects Partnership, dated June 13, 2006, 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**

*BZC*

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** All Saints Pentecostal Church **CAL NO.:** 219-06-S  
**APPEARANCE FOR:** Frederick Agustin **MAP NO.:** 22-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 16, 2006  
**PREMISES AFFECTED:** 8932-36 S. Baltimore 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 voluntary parking lot for 16 private passenger vehicles for a church located at 8927-29 S. Houston in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District\*.

**ACTION OF BOARD--**  
**APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:46

**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:**

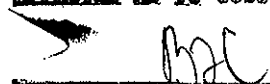
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off-site voluntary parking lot for 16 private passenger vehicles for a church located at 8927-29 S. Houston; the applicant must provide on going maintenance for the rear yard of the church as well as ongoing maintenance of the parking lot; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the off-site parking lot for the church provided it is constructed consistent with the site plan prepared by Urban Resource, Inc, dated June 15, 2006.

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

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**  


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

**APPLICANT:** All Saints Pentecostal Church **CAL NO.:** 220-06-Z  
**APPEARANCE FOR:** Frederick Agustin **MAP NO.:** 22-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 16, 2006  
**PREMISES AFFECTED:** 8932-36 S. Baltimore Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, a proposed off-site parking lot whose north and south side yards shall be zero instead of combined 10' with no yard less than 4'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 off-site parking lot whose north and south side yards shall be zero; the applicant must provide on going maintenance for the rear yard of the church as well as ongoing maintenance of the parking 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**  
  
 CHAIRMAN

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

APPLICANT: Krause Construction, Services, Inc.

CAL NO.: 221-06-Z

APPEARANCE FOR:

MAP NO.: 24-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 9850-56 S. Bell Avenue/2238 W. 99th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing house at 9852 S. Bell shall have a south side yard of 2.5' instead of 5'. The two new lots must comply with section 17-2-0301B.

ACTION OF BOARD--  
CASE CONTINUED TO AUGUST 18, 2006

THE VOTE

	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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN

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

**APPLICANT:** Donna Rose Gilcrease

**CAL NO.:** 222-06-Z

**APPEARANCE FOR:**

**MAP NO.:** 8-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

June 16, 2006

**PREMISES AFFECTED:** 921 W. 31st Place

**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 addition to an existing 3-dwelling unit building whose rear yard shall be 24' instead of 31' and the combined side yards shall be zero instead of 5' with neither more than 2'.

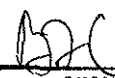
**ACTION OF BOARD--**  
CASE CONTINUED TO JULY 21, 2006

**THE VOTE**

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

2006 AUG 31 A 9:06  
 BOARD OF APPEALS  
 R-806 CITY HALL

**APPROVED AS TO SUBSTANCE**

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

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

APPLICANT: Safet Candic

CAL NO.: 224-06-A

APPEARANCE FOR:

MAP NO.: 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 1529 W. Hollywood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 10 dwelling units in a B3-2 Community Shopping District.


ACTION OF BOARD--  
CASE CONTINUED TO AUGUST 18, 2006

THE VOTE

	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 R-806 CITY HALL  
2006 AUG 31 A 9:06

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Safet Candic

**CAL NO.:** 225-06-S

**APPEARANCE FOR:**

**MAP NO.:** 15-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 1529 W. Hollywood 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 10 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
CASE CONTINUED TO AUGUST 18, 2006

**THE VOTE**

	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  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

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



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

**APPLICANT:** Angelo Laskaris **CAL NO.:** 226-06-Z  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3754 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story 6 dwelling unit building whose rear yard shall be zero instead of 20.46', to reduce the total side yards to 6' (3' on the north and 3' on the south) instead of 10' with neither yard less than 4' and to waive rear open space of 221 sq. ft.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:00

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 6 dwelling unit building whose rear yard shall be zero, to reduce the total side yards to 6' (3' on the north and 3' on the south) and to waive rear open space of 221 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**

*[Handwritten Signature]*

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

**APPLICANT:** Angelo Laskaris **CAL NO.:** 227-06-Z  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3712-14 N. Wilton 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 whose front yard shall be 10'-8" instead of 11'-3", the rear yard shall be zero instead of 21'-8", to reduce the total side yards to 6' (3' on the north and 3' on the south) instead of 10' with neither yard less than 4' and to waive the 216 sq. ft. rear yard open space in an RM-5 Residential Multi-Unit District.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 3-story 6 dwelling unit building whose front yard shall be 10'-8", the rear yard shall be zero , to reduce the total side yards to 6' (3' on the north and 3' on the south) and to waive the 216 sq. ft. rear yard open space; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*B2C*

\_\_\_\_\_  
CHAIRMAN

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

**APPLICANT:** Therese Corvino **CAL NO.:** 228-06-S

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 1915 N. Harlem Avenue

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

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; and

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

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

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

**APPROVED AS TO SUBSTANCE**

*BZL*

**CHAIRMAN**

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

**APPLICANT:** Greg Schulson & Shawn Michael **CAL NO.:** 229-06-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 16, 2006  
**PREMISES AFFECTED:** 3532-34 N. Janssen Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 1-story rear addition whose rear yard shall be 1.46' instead of 34.64'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-906, CITY HALL  
 2006 AUG 31 A 9:30

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 whose rear yard shall be 1.46'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Richard and Danuta Kulis **CAL NO.:** 230-06-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 9-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2006  
**PREMISES AFFECTED:** 3851 N. Sayre Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose front yard shall be 13.9' instead of 14.3' (0.78' on the north and 3.02' on the south) instead of 7.5' with neither yard less than 4'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 will construct a second floor addition whose front yard shall be 13.9' (10.78' on the north and 3.02' 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:** Dale Mark **CAL NO.:** 231-06-Z  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3719 S. Indiana Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 7'-6" instead 15', whose combined side yards shall be 6' (3' on the north and 3' on the south) instead of 10' with neither yard less than 4' and to increase the buildings height from 47' to 47'-4".

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 6:00

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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; 4-story 8 dwelling unit building whose front yard shall be 7'-6", whose combined side yards shall be 6' (3' on the north and 3' on the south) and to increase the buildings height from 47' to 47'-4"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*BR*

**CHAIRMAN**

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

**APPLICANT:** Washington Mutual Bank **CAL NO.:** 232-06-S

**APPEARANCE FOR:** Gary Wigoda **MAP NO.:** 7-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 3051 N. Central 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 B3-1 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

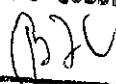
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 a drive thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive thru facility, provided it is constructed consistent with the lay out and design represented on the site plan and elevation drawing prepared by Wallin-Gomez Architects, Ltd, dated June 6, 2006 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: Andrew Ruttenberg CAL NO.: 233-06-A  
APPEARANCE FOR: MAP NO.: 1-G  
APPEARANCES AGAINST: MINUTES OF MEETING:  
June 16, 2006  
PREMISES AFFECTED: 1050 W. Hubbard Street  
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to permit required parking within 20 feet of the front property line in an RM-5.5 Residential Multi-Unit 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		

Zoning  
BOARD OF APPEALS  
R-806 CITY HALL  
2006 AUG 31 A 9:06

APPROVED AS TO SUBSTANCE

  
CHAIRMAN



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

**APPLICANT:** Andrew Ruttenberg **CAL NO.:** 234-06-Z

**APPEARANCE FOR:** John Pikarski **MAP NO.:** 1-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 1050 W. Hubbard Street

**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 4-story 21 dwelling unit building whose rear yard shall be 21'-10" instead of 41.44', the front yard shall be zero instead of 15'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 21 dwelling unit building whose rear yard shall be 21'-10", the front 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**

*[Signature]*

CHAIRMAN

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

**MINUTES OF MEETING:**

June 16, 2006

**CAL NO.:** 234-06-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 AUG 31 A 9:06

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Barry Properties, LLC **CAL NO.:** 235-06-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 7-F  
**APPEARANCES AGAINST:** Laura Smith/ Patricia Smith **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 630 W. Barry Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 9 dwelling unit building whose total combined side yards shall be 3' (zero on the west and 3' on the east) instead of 6' and to increase the height of the building to 49'-6" instead of 45'.

**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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:06

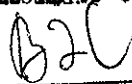
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 was represented by an attorney; the attorney stated that her client lived across the alley from the applicants property and feels that the applicants project will decrease her client's property value because the proposed building will eliminate the objector's view; the Board takes notice of the objector's concerns but does not find the proposed use unusual. The site is quite large and the neighborhood is dense; Ms. Patricia Smith was heard by the Board on July 21, 2006. She stated she was in the audience in June but did not come down to testify. Mr. Moore was present in July. Ms. Patricia Smith's opposition is based on the fact the new building will consume most of the open space. She believes the property will have impaired drainage and her property will flood. She also stated that there will be too many dwelling units; the applicant will construct a 4-story 9 dwelling unit building whose total combined side yards shall be 3' (zero on the west and 3' on the east) instead of 6' and to increase the height of the building to 49'-6" instead of 45'. 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 person **APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

MINUTES OF MEETING:

June 16, 2006

CAL NO.: 235-06-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 AUG 31 A 9:06

APPROVED AS TO SUBSTANCE

*BJC*

CHAIRMAN

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

**APPLICANT:** Jessica O'Brien **CAL NO.:** 236-06-Z

**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 14-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 823 W. 54th 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 front porch whose front yard shall be 6'-5" instead of 20'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 front porch whose front yard shall be 6'-5"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** S&S Home Builders, LLC **CAL NO.:** 237-06-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 15-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2006  
**PREMISES AFFECTED:** 6100 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 5-story 40\* dwelling unit and commercial building whose front set back shall be zero instead of 10' (due to an RS-2 abutting district) and the south side set back shall be 4'-1" instead of 11'-8".

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:00

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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; 5-story 40 dwelling unit and commercial building whose front set back shall be zero and the south side set back shall be 4'-1"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**

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

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

**MINUTES OF MEETING:**

June 16, 2006

**CAL NO.:** 237-06-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;

BOARD OF APPEALS  
R-806 CITY HALL

2006 AUG 31 A 9:07

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Nicholas S. Xanos **CAL NO.:** 238-06-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 14-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 5746 S. Austin Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence whose front yard shall be 19' instead of 20', the total side yard combination shall be 5.9' (3' on the north and 2.8' on the south) instead of 9' with neither yard less than 4'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 to an existing single family residence whose front yard shall be 19', the total side yard combination shall be 5.9' (3' on the north and 2.8' 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:** Mary Wolfgang

**CAL NO.:** 239-06-S

**APPEARANCE FOR:**

**MAP NO.:** 11-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 4606 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 fortune telling service on the 1st floor in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
CASE CONTINUED TO JULY 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		

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Steven Enger **CAL NO.:** 240-06-A  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 2431-33 N. Sawyer Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion to the rear most building on a zoning lot containing a 7 dwelling unit front building an 1 dwelling unit middle building in an RS-3 Residential Single-Unit (Detached House) District. The appellant claims the rear most building contains a dwelling unit above a garage which has since been removed by gutting the structure without a permit.

**ACTION OF BOARD--**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2806 AUG 31 A 9:07

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

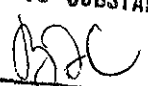
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential 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 applicants parcel contains three buildings. The front building contains seven dwelling units. The middle building contains one dwelling unit. The rear most building contains a garage and dwelling unit. The applicant stated he began renovating the unit in anticipation of the Board's hearing. The Board finds a non-conforming dwelling unit existed above the garage and the applicant is allowed to maintain it. A permit must be acquired to do any work in the rear most building.

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

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

**APPLICANT:** Steven Enger **CAL NO.:** 241-06-Z  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 2431-33 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the increase of the existing floor area that existed 50 years before the passage of this zoning ordinance in order to place a 3rd floor addition of 446 sq. ft. to the rear most building in a lot containing two additional buildings. The rear yard set back shall be zero instead of 55.95'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 will be permitted to increase the existing floor area that existed 50 years before the passage of this zoning ordinance in order to place a 3rd floor addition of 446 sq. ft. to the rear most building in a lot containing two additional buildings. The rear yard set back 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**

*[Signature]*

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

**APPLICANT:** 2200 W. Madison Group, LLC **CAL NO.:** 242-06-A  
**APPEARANCE FOR:** Miguel Prieto **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** Same **MINUTES OF MEETING:**  
 June 16, 2006  
**PREMISES AFFECTED:** 2220-44 W. Madison Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to reduce the required 20' set back for a roof top feature (stair enclosure) to 6.31' for a proposed 3-story 33 dwelling unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:59

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 applicant will construct a 3 story 33 dwelling unit building. The applicant has placed a rooftop feature on the top floor which will be within the required 20 feet of the set back. The Board will allow this roof top structure to be within 20 feet of the front setback.

**APPROVED AS TO SUBSTANCE**

*[Signature]*

**CHAIRMAN**

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

**APPLICANT:** 2200 W. Madison Group, LLC **CAL NO.:** 243-06-Z  
**APPEARANCE FOR:** Miguel Prieto **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2006  
**PREMISES AFFECTED:** 2220-44 W. Madison Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 33 dwelling unit building whose front yard shall be 3'-7" instead of 14.85' and to reduce the total combined side yards to 5' (zero on the east and 5' on the west) instead of 58.72'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has allowed a roof top feature ( staircase enclosure) in case 242-06-A. The applicant will construct a 3-story 33 dwelling unit building whose front yard shall be 3'-7" and to reduce the total combined side yards to 5' (zero on the east and 5' on the 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**

*[Handwritten Signature]*

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

**MINUTES OF MEETING:**

June 16, 2006

**CAL NO.:** 243-06-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 AUG 31 A 9:07

**APPROVED AS TO SUBSTANCE**

CHRYSTOPHER

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

**APPLICANT:** City of Chicago-Department of Environment **CAL NO.:** 244-06-S

**APPEARANCE FOR:** Amber Ritter **MAP NO.:** 1-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 700 N. Kilbourn 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 recycling class III facility, a food composting facility. Organic waste will be transformed into useful soil amendment and additives in a Planned Manufacturing District #9.

**ACTION OF BOARD--**  
**APPLICATION APPROVED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

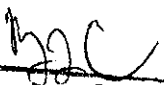
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 will be permitted to establish a recycling class III facility, a food composting facility where organic waste will be transformed into useful soil amendment and additives 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 class III facility provided it is constructed and operated in a manner consistent with the "Proposed Operating Procedure for Organic Waste Composting Facility" submitted by the applicant

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:** Chang Lei **CAL NO.:** 245-06-Z  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 10-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 3038-42 W. 40th Place

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing single family residence, at 3038 W. 40th Place, shall have combined sides yards of 4.2' (3'-10" on the west and 0.3' on the east) instead of 5'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

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

ZONING BOARD OF APPEALS  
 -806 CITY HALL  
 AUG 31 A 9:07

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot. The existing single family residence, at 3038 W. 40th Place, shall have combined sides yards of 4.2' (3'-10" on the west and 0.3' on the east); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*



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

APPLICANT: Fifth Third Bank

CAL NO.: 246-06-S

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 601-29 S. Clark Street

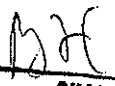
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with drive thru facility in a DX-12 Downtown Mixed-Use District.

ACTION OF BOARD--  
CASE CONTINUED TO JULY 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		

ZONING BOARD OF APPEALS  
R-806 CITY HALL  
2006 AUG 31 A 9:07

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Fifth Third Bank

CAL NO.: 247-06-Z

APPEARANCE FOR:

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 601-29 S. Clark Street

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 Class 2 Street (section 17-4-0704B and section 17-13-1003S A & B), the relocation and widening of two driveways for a proposed bank.

ACTION OF BOARD--  
CASE CONTINUED TO JULY 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		

ZONING BOARD OF APPEALS  
R-806 CITY HALL  
2006 AUG 31 A 9:07

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Lilian Djekic **CAL NO.:** 248-06-S  
**APPEARANCE FOR:** Mark Kupiec **MAP NO.:** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006  
**PREMISES AFFECTED:** 1250 N. LaSalle Drive

**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 B3-5 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 JUN 31 A 9:0

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 will be permitted to establish a beauty salon; the testimony of the appraiser was that this business will not be a detriment to the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*

CHAIRMAN

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

**APPLICANT:** Margarita F. Torres **CAL NO.:** 249-06-S

**APPEARANCE FOR:** William Hennessy **MAP NO.:** 9-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 2213 W. Roscoe 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 B2-2 Neighborhood Mixed-Use District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

**THE VOTE**

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

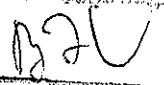
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 will be permitted to establish a beauty salon; the testimony of the appraiser was that this business will not be a detriment to the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Nate Davis and Reginal Chandler

**CAL NO.:** 250-06-Z

**APPEARANCE FOR:**

**MAP NO.:** 24-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 9916 S. Throop Street

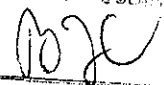
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing house at 9916 S. Throop shall have a combined side yard of 4.21' (a south side yard of .79' and a north side yard of 3.42') instead of 7.5' with neither yard less than 4'. The applicant shall provide one off-site parking space at the existing house.

**ACTION OF BOARD--**  
CASE CONTINUED TO JULY 21, 2006

**THE VOTE**

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:07

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

APPLICANT: Reginal Chandler,  
Cornerstone Development, LLC

CAL NO.: 251-06-Z

APPEARANCE FOR:

MAP NO.: 24-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 9920 S. Throop Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose combined side yards shall be 5' (2' on the south and 3' on the north) instead of 7.5' with neither side less than 4'.

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

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		

2006 AUG 31 A 9:07  
BOARD OF APPEALS  
R-806 CITY HALL

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Peter Zonis **CAL NO.:** 252-06-A

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 7-I

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 2614-20 N. California Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a ticket broker in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**

**THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:08

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X


**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 testified that the building has been only commercial for the last 10 years. The former use was a retail carpet store. The Board will allow the substitution of use and a ticket broker will be allowed. A business license must be obtained prior to opening.

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

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

**APPLICANT:** Carhue LLC and John Barrinan **CAL NO.:** 253-06-Z

**APPEARANCE FOR:** David P. Gaughan **MAP NO.:** 15-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** June 16, 2006

**PREMISES AFFECTED:** 5753 N. Lansing Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence, whose total combined side yards shall be 3' (3' on the south and zero on the north) instead of 16'-10".

**ACTION OF BOARD--  
VARIATION GRANTED**

CHICAGO  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:05

**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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 30, 2006; 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 will construct a 2-story single family residence, whose total combined side yards shall be 3' (3' on the south and zero on the north); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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



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

**APPLICANT:** Dharmesh Purohit **CAL NO.:** 254-06-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 9-M

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 6200 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 package liquor store in a B3-1 Community Shopping District.

**ACTION OF BOARD-  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:08

**THE VOTE**

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

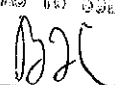
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; 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 will be permitted to establish a package liquor store; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

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

APPLICANT: Thomas Harboe

CAL NO.: 255-06-Z

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 2142 N. Dayton Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3 floor rear addition whose front yard set back shall be zero instead of 15' combined side yards shall be zero each instead of 3.94' with neither yard less than 2'.

ACTION OF BOARD--  
CASE CONTINUED TO JULY 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  
R-806, CITY HALL  
2006 AUG 31 A 9:08

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** USG Corporation \* **CAL NO.:** 73-06-S  
**APPEARANCE FOR:** Andrew Scott **MAP NO.:** 2-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2006  
**PREMISES AFFECTED:** 550 W. Adams 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 on site business identification sign 159 feet in height in a PD 756 Planned Development District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:08

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an on site business identification sign to be located on the southern face of the building. The sign shall be approximately 159' in height; 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 location of one high-rise building sign on the south side of the building provided it is constructed consistent with the design represented on the elevation drawing by De Stefano + Partners, dated June 15, 2006. The Department notes that Planned Development 756 called for a corporate headquarters sign at the top of the building, and this sign is consistent with the planned development.

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

**APPROVED AS TO SUBSTANCE**

*BDC*

**CHAIRMAN**

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

APPLICANT: LLS Builders LLC

CAL NO.: 126-06-Z

APPEARANCE FOR:

MAP NO.: 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June, 2006

PREMISES AFFECTED: 7441 N. Rogers Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 6 dwelling unit building whose front yard shall be 6' instead of 15', the west yard shall be 2' instead of 4.65' and to waive the rear yard open space of 436 sq. ft. to zero.

ACTION OF BOARD--  
CASE CONTINUED TO AUGUST 18, 2006

THE VOTE

	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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

2006 AUG 31 A 9:08

APPROVED AS TO SUBSTANCE  
*BAC*  
CHAIRMAN

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

**APPLICANT:** Cindy Metoyer Bitbabo **CAL NO.:** 142-06-S

**APPEARANCE FOR:** James Stola **MAP NO.:** 11-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 4362 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9:08

**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 April 21, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2006; 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 will be permitted to establish a beauty salon; the testimony of the appraiser was that this business will not be a detriment to the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

APPLICANT: McDonald's Corporation

CAL NO.: 150-06-S

APPEARANCE FOR:

MAP NO.: 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 6900 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 proposed fast food restaurant with drive-through facility in a C2-2 Motor Vehicle-Related Commercial District.

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

THE VOTE

ZONING  
BOARD OF APPEALS  
R-805.CITY HALL  
2006 AUG 31 A 9:08

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
*BAC*  
CHAIRMAN

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

**APPLICANT:** Chris and Sara Talsma

**CAL NO.:** 175-06-Z

**APPEARANCE FOR:**

**MAP NO.:** 1-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 600 N. Damen Avenue


**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose south side yard facing Ohio Street (on a reverse corner lot) shall be 2.55' instead of 9', the rear yard shall be 13' instead of 21' and to reduce the rear yard open space to 151.5 sq. ft. instead of 225 sq. ft..

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 15, 2006

**THE VOTE**

	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  
 R-806 CITY HALL  
 2006 AUG 31 A 9:08

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

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

**APPLICANT:** Paxon Communications of Chicago-38 Inc. **CAL NO.:** 177-06-S

**APPEARANCE FOR:** **MAP NO.:** 2-F

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 333 S. DesPlaines 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 two accessory satellite disk antennae which exceeds the maximum height of 16' and are over 3 meters in diameter on an exiting 7-story commercial building in a DX-7 Downtown Mixed-Use District. One disk will be 5 meters in diameter and the second will be 3.8' meters in diameter at a height of 190 feet above the ground level.

**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		

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

BOARD OF APPEALS  
R-806 CITY HALL

2006 AUG 31 A 9:08

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN



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

**APPLICANT:** Lucina Hernandez **CAL NO.:** 188-06-S

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

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2006

**PREMISES AFFECTED:** 3605 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 B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 AUG 31 A 9 08

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2006; 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 will be permitted to establish a beauty salon; the testimony of the appraiser was that this business will not be a detriment to the community and is in character with the surrounding neighborhood the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

APPLICANT: Oscar M. Castillo

CAL NO.: 192-06-S

APPEARANCE FOR:

MAP NO.: 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2006

PREMISES AFFECTED: 5320 N. Northwest Highway

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 class II recycling facility in a M1-2 Limited Manufacturing/Business Park District.

ACTION OF BOARD--  
CASE CONTINUED TO AUGUST 18, 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  
R-806 CITY HALL

2006 AUG 31 A 9:08

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN