

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

MINUTES OF MEETING

Date: November 17, 2006

Cal. No. 406-05-S

Timothy Hinchman, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish a church with a new rear 1 one story addition on premises located at 8227-29 S. Halsted. The special use was approved by the Zoning Board of Appeals on November 17, 2005 in Cal. No. 406-05-S.

Mr. Hinchman stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to January 24, 2007. The motion prevailed by yeas and nays as follows:

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

NOV 17 11 19 AM
BOARD OF APPEALS
905 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Sandra Nunez **CAL NO.:** 354-06-Z

APPEARANCE FOR: Same **MAP NO.:** 12-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 2514 W. 51st Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Neighborhood Shopping District, the establishment of a banquet hall with a public place of amusement license.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 -805 CITY HALL
 NOV 17 P 12:10

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

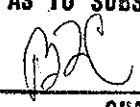
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 30, 2006; and

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 banquet hall with a public place of amusement license; 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: Herbert H. Lynch

CAL NO.: 355-06-S

APPEARANCE FOR:

MAP NO.: 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 605 E. 71st Street

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

ACTION OF BOARD--

CASE CONTINUED TO NOVEMBER 17, 2006

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:10

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Maria C. Duarte **CAL NO.:** 356-06-S

APPEARANCE FOR: Same **MAP NO.:** 10-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 2650 W. 47th Street

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

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-808 CITY HALL
 2006 NOV 17 P 12:1

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 establish a beauty salon ; the testimony of the appraiser was that his business will not have an adverse impact on 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 establishment of a hair salon at this location.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mc Van Development, LLC **CAL NO.:** 357-06-Z

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 2-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 2126 W. Van Buren Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a proposed 4-story 3 dwelling unit and commercial building whose north rear yard shall be 3'-6" instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-006 CITY HALL
 2006 NOV 17 10 01

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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 3 dwelling unit and commercial building whose north rear yard shall be 3'-6"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Mc Van Development, LLC **CAL NO.:** 358-06-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 2128 W. Van Buren Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a proposed 4-story 3 dwelling unit and commercial building whose north rear yard shall be 3'-6" instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:10

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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 3 dwelling unit and commercial building whose north rear yard shall be 3'-6"; 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: Henry K. and Irene M. Pasek **CAL NO.:** 359-06-Z
APPEARANCE FOR: Donald Pasek **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 15, 2006
PREMISES AFFECTED: 2453 N. Avers Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story addition to an existing 4 dwelling unit building whose total combined side yards shall be 3.07' (zero on the north and 3.07' on the south) instead of 6.65' with neither yard less than 2.66' and to add 140 sq. ft. which is not more than 15% of the existing floor area ratio which exist at the time of the passage of this ordinance.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:10

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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 2-story addition to an existing 4 dwelling unit building whose total combined side yards shall be 3.07' (zero on the north and 3.07' on the south) 2.66' and to add 140 sq. ft. which is not more than 15% of the existing floor area ratio which exist at the time of the passage of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Peter Hillman-Sir Spa **CAL NO.:** 360-06-S
APPEARANCE FOR: Same **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 5151 N. 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-606 CITY HALL
 2006 NOV 17 P 12:10

THE VOTE

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

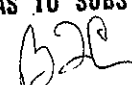
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on 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 establishment of a spa 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: John Leanardi

CAL NO.: 361-06-A

APPEARANCE FOR:

MAP NO.: 11-P

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 4607 N. Delphia Avenue

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an Administrative Adjustment to reduce the total side yards combination to 7.85' (4.65' on the south and 3.2 on the north) instead of 13.2' with neither yard less than 4.4' for a second floor addition to an existing single family residence in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:10

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Salvation Army **CAL NO.:** 362-06-S
APPEARANCE FOR: Scott Saef **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 800 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 transitional shelter with an addition of 32 units in an existing shelter which contains 32 units. The total shelter units will be 64 units in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:11

THE VOTE

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

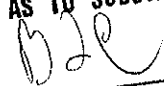
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 transitional shelter with an addition of 32 units in an existing shelter which contains 32 units. The total shelter units will be 64 units the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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 J. Murphy **CAL NO.:** 363-06-AZ

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 9-J

APPEARANCES AGAINST: Pat Clark, George Clark, Brian White **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 3827 N. Monticello Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the division of an improved zoning lot into two 32.5' x 124' lots. The proposed lots do not meet the minimum lot frontage 33.5' (§ -2-0302-A) nor does each lot meet the predominant lot area which is 4,185 sq. ft. (§ 17-2-0301-B). Each new lot would have only 4,062 sq. ft. in an RS-2 Residential Single-Unit (Detached House) District. The appellant claims there is a variation to reduce the lot area. There is no variation to reduce predominant frontage.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:11

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 September 15, 2006; and

WHEREAS, the district maps show that the premises is located in an RS-2 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The existing zoning lot measures 65.03' x 125.65' and is located in an RS-2 zoning district. The property contained a single family residence and a rear accessory building. The single family residence has been demolished and the accessory building remains. The appellant wishes to divide the improved zoning lot into two zoning lots measuring 32.5' x 125.65' each and to build two single family residences on each zoning lot. In order to divide an improved zoning lot § 17-17-0301 states that no improved zoning lot may be divided into 2 or more zoning lots and no portion of any improved zoning lot may be sold unless all improved zoning lots resulting from the division or sale comply with all the applicable bulk regulations of the zoning district in which the property is located. The appellant admits the equal division of the parcel does not create a zoning lot which complies with the minimum lot area of 5,000 square feet or the predominant area of the block. The appellant claimed a variation to reduce the lot area but did not present evidence to support the variation. The appellant also now states the divided parcel would contain two lots of record and therefore does not have to comply with the bulk regulation as to lot area. The Board will not accept the appellant's new argument as to a lot of record because the application and notice to the public did not contain this theory. The appellant also did not present evidence of the lot of record to the Zoning Administrator and therefore can not say she erred in her decision.

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

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

MINUTES OF MEETING:

September 15, 2006

CAL NO.: 363-06-AZ

The appellant admits the two new zoning lots would be less than what is required for § 17-2-0301-A, 17-2-0301-B-1 and 17-2-0302-A. The Board takes notice that the minimum lot area in an RS-2 is 5,000 square feet and the predominant lot area on the block is 4,189 square feet and the predominant lot frontage on the block is 33.34 feet. The divided parcels would be 32.5 feet in lot frontage and 4,087 square feet in lot area and these do not comply to the bulk regulations. The division of the improved zoning lot is denied.

The Board finds that the request for the division of the improved zoning lot does not comply with the bulk regulation as established in Section 17-2-0301-A the minimum lot area nor predominant nor minimum lot frontage. The appeal is denied.

BOARD OF APPEALS
R-806 CITY HALL

2006 NOV 17 P 12:11

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Erica Lambert **CAL NO.:** 364-06-S
APPEARANCE FOR: Same **MAP NO.:** 22-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 1517 W. 87th Street

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

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2006 NOV 17 P 12:11

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on 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 establishment of a beauty salon at this location.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: RVM, LLC

CAL NO.: 365-06-Z

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 500-08 W. 31st Street/3048-58 S. Normal Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a proposed 4-story 18 dwelling unit building whose residential rear yard shall be zero instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO NOVEMBER 17, 2006

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:11

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

B2L
CHAIRMAN

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

APPLICANT: Long's Jewelry & Loan Corporation **CAL NO.:** 367-06-S
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 3633 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 pawn shop in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-805 CITY HALL
 2006 NOV 17 P 12:11

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 pawn shop; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Paula and Tyler Belnop **CAL NO.:** 368-06-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 815 W. Oakdale 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 1 & 2-story rear addition to an existing 2 story single family residence whose rear yard shall be zero instead of 35'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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 & 2-story rear addition to an existing 2 story single family residence whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B26

CHAIRMAN

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

APPLICANT: Mary A. Cruz **CAL NO.:** 369-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: Eliot Gomez, Martha Gomez **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 2064 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 R-006 CITY HALL
 2006 NOV 17 P 12:11

	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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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's in this case own a beauty shop located at 2115 N. Western. They stated that they feel that there is a high concentration of beauty shops in the area and that another shop would diminish their already declining clientele; they claim the neighborhood cannot support an additional beauty salon just across the street. The Board finds the use compatible with the existing neighborhood. The ordinance was not designed to limit competition among similar businesses. The Board finds a beauty salon to be a personal choice which the public will make by going to or not going to a particular shop; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that his business will not have an adverse impact on 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 establishment of a beauty salon at this location.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued, **APPROVED AS TO SUBSTANCE**

BZC

 CHAIRMAN

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

APPLICANT: Cermak Group, Ltd **CAL NO.:** 370-06-S

APPEARANCE FOR: Endy Zemenides **MAP NO.:** 4-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 1306 W. Cermak Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a gas station with car wash in a PMD #11 Planned Manufacturing District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 -905 CITY HALL
 NOV 17 P 12:11

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 gas station with a car wash; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed service station and car wash, provided it is constructed consistent with the layout and design represented on the site plan and the elevation drawings dated September 15, 2006, prepared by Scarlatis & Associates, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Cermak Group, Ltd **CAL NO.:** 371-06-Z
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 1306 W. Cermak Road
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Planned Manufacturing #11 District, a gas station with accessory car washing facility that shall be 19,855 sq. ft. instead of 20,000 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:11

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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 gas station with an accessory car washing facility the shall be 19, 855 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

BZV

CHAIRMAN

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

APPLICANT: Robert Coe **CAL NO.:** 372-06-AZ
APPEARANCE FOR: John Pikarski **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 2816-20 N. Milwaukee Avenue/3420-24 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation to permit a 5-story 16 dwelling unit and commercial building the reduction of the mid point on a through lot from 30' to zero, (to waive the transparent window requirement)* and allow a curb cut on a pedestrian street. This curb cut is an appeal due to Section 17-3-0501-G which prohibits both driveways and curb cuts on a pedestrian street.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:11

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

THE RESOLUTION:

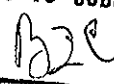
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 30, 2006; and

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 16 dwelling unit and commercial building the reduction of the mid point on a through lot to zero and allow a curb cut on a pedestrian street. This curb cut is an appeal due to Section 17-3-0501-G which prohibits both driveways and curb cuts on a pedestrian street. 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 and withdrawn

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

MINUTES OF MEETING:

September 15, 2006

CAL NO.: 372-06-AZ

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 NOV 17 P 12:11

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Christa Veenstra* **CAL NO.:** 373-06-Z
APPEARANCE FOR: Same **MAP NO.:** 9-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 4836 W. Grace Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed front porch whose front yard shall be 3.8' instead of 19.69' in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CRÖWE	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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 front porch whose front yard shall be 3.8'; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Zbigniew Milewski **CAL NO.:** 374-06-S

APPEARANCE FOR: Same **MAP NO.:** 9-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 3634 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 the expansion of a tavern in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

BOARD OF APPEALS
 R-906 CITY HALL
 2006 NOV 17 10:02:11

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 expand an existing tavern; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: DB Real Estate Assets I LLC

CAL NO.: 375-06-S

APPEARANCE FOR:

MAP NO.: 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 1207 N. California 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 expansion of an existing fast food restaurant with drive-thru facility in a M1-1 Limited Manufacturing/Business Park District.

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

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:11

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
BZC
CHAIRMAN

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

APPLICANT: Royal Foods, Inc. c/o Barkat Gillani **CAL NO.:** 376-06-S
APPEARANCE FOR: Katriina McGuire **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 1743 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 proposed expansion of a restaurant with drive-thru facility in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 ROOM 905 CITY HALL
 2006 NOV 17 P 12:12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 expand the existing restaurant with a drive through facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department fo Planning and Development recommends approval of the proposed expansion of the existing drive through facility provided it is constructed consistent with the layout and design represented on the demolition plan, site plan and elevation drawings dated April 20, 2006, prepared by Sarfatty Associates, 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: Marquette Bank **CAL NO.:** 377-06-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 16-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 2401-09 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 proposed off-site parking lot to serve the existing bank at 6322 S. Western in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 parking lot to serve the existing bank at 6322 S. Western; 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 fo Planning and Development recommends approval of the proposed off-site parking lot, provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gas Depot, Inc.

CAL NO.: 379-06-S

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 3400-10 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed expansion to an existing gas station in a C1-1 Neighborhood Commercial District.

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

THE VOTE

BOARD OF APPEALS
R-306 CITY HALL
2006 NOV 17 P 12:12

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

ALTERNATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

BC
CHAIRMAN

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

APPLICANT: Gas Depot, Inc.

CAL NO.: 380-06-Z

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 3400-10 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, the expansion of a gas station whose area shall be 13,805 sq. ft. instead of 20,000 sq. ft.


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

THE VOTE

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

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

BOARD OF APPEALS
 K-006 CITY HALL
 2006 NOV 17 P 12:12

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: J. Guadalupe Reyes **CAL NO.:** 381-06-Z
APPEARANCE FOR: Tania Cullison **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 5044 N. Avers Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RS-2 Residential Single-Unit (Detached House), a 2-story 2 dwelling building with front stair to the second level whose south side yard shall be 3.62' instead of 4'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:15

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; a 2-story 2 dwelling building with front stair to the second level whose south side yard shall be 3.62'; the applicant shall construct a the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Bare Salon, LLC **CAL NO.:** 382-06-S

APPEARANCE FOR: Victoria Priola **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 2117 N. Damen Avenue

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

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-306 CITY HALL
 2006 NOV 17 P 12:12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 his business will not have an adverse impact on 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 establishment of a beauty / nail salon at this location.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Wait a Bit, Inc.

CAL NO.: 383-06-S

APPEARANCE FOR:

MAP NO.: 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 4251-57 S. Cottage Grove 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 gas station with mini-mart car wash in a C1-3 Neighborhood Commercial District.

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

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:12

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

BLC
CHAIRMAN

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

APPLICANT: Dorota Janik **CAL NO.:** 384-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 7441-43 W. Irving Park Road

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
R-906 CITY HALL
2006 NOV 17 P 12:12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 his business will not have an adverse impact on 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 establishment of a beauty/ nail salon at this location.

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Angie Goumotsios **CAL NO.:** 385-06-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 8251 W. Irving Park Road

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

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 his business will not have an adverse impact on 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 establishment of a beauty/ nail salon at this location.

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Federated Retail Holdings, Inc. **CAL NO.:** 386-06-S

APPEARANCE FOR: Langdon Neal **MAP NO.:** 1-E

APPEARANCES AGAINST: George Bergstrom, Jane Nollman **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 111 North State Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of business identification (on premise) sign at the top of a 13th story commercial building, in a DX 16 Downtown Mixed Use.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 NOV 17 P 12:12

	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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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 objectors in this case stated that they are opposed to a sign being installed at the top of the building, they stated that they are concerned about the illumination from the sign on to neighboring residential units; the objectors also stated that to add a sign to the building would diminish the historical value of the Marshall Field's building; the objectors do not believe the signage is in the best interest of the City. The applicant stated that this is a relatively small business identification sign because of the size of the building face. The lighting would not be over powering due to the fact that the letters are back -lit. The Planning Department also finds the use compatible with the State Street location. The applicants experts testified the Special Use standards are met; the applicant will be permitted to establish a business identification (on premise) sign at the top of a 13th story commercial building, the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed high-rise sign, provided it is constructed consistent with the location and design represented on the plans and the elevations drawings dated June 22, 2006 prepared by Image Resource. The department further recommends the approval be based on the condition set forth in the city council order for the proposed sign which states, " Approval of such signs shall be conditioned upon the construction of a venegrated ("green") roof on at least fifty per cent (50%) of the net roof area of the building to which the sign is attached, with the "net roof area" defined as total roof area minus any required perimeter setbacks, roof top structures, and roof mounted equipment".

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



CHAIRMAN

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

APPLICANT: Federated Retail Holdings, Inc. **CAL NO.:** 387-06-S

APPEARANCE FOR: Langdon Neal **MAP NO.:** 1-E

APPEARANCES AGAINST: George Bergstrom, Jane Nollman **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 111 North State Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of business identification (on premise) sign at the top of a 13th story commercial building, in a DX 16 Downtown Mixed Use.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 ROOM 905, CITY HALL
 2006 NOV 17 P 12:11

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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's in this case stated that they are opposed to a sign being installed at the top of the building, they stated that they are concerned about the illumination from the sign on to their units; the objector's also stated that to add a sign to the building would diminish the historical value of the Marshall Field's building; the objector's do not believe the signage is in the best interest of the City. The applicant stated that this is a relatively small business identification sign because of the size of the building face. The lighting would not be over powering due to the fact that the letters are back -lit. The Planning Department also finds the use compatible with the State Street location. The applicants experts testified the Special Use standards are met; the applicant will be permitted to establish a business identification (on premise) sign at the top of a 13th story commercial building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed high-rise sign, provided it is constructed consistent with the location and design represented on the plans and the elevations drawings dated June 22, 2006 prepared by Image Resource. The department further recommends the approval be based on the condition set forth in the city council order for the proposed sign which states, " Approval of such signs shall be conditioned upon the construction of a venegrated ("green") roof on at least fifty per cent (50%) of the net roof area of the building to which the sign is attached, with the "net roof area" defined as total roof area minus any required perimeter setbacks, roof top structures, and roof mounted equipment".

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

APPROVED AS TO SUBSTANCE

B2L

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 388-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 943 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in a RM-5, B3-2, B3-3 Residential Multi-Unit/Community Shopping Districts. The Board heard this case in 2004 Case No: 379-04-S and 380-04-Z.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-306 CITY HALL
 2006 NOV 17 P 12:12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 379-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station in a RM-5, B3-2, B3-3 Residential Multi-Unit/Community Shopping Districts. 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on August 20, 2004 (case No. 379-04-S).

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

APPROVED AS TO SUBSTANCE

Bze

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 389-06-Z

APPEARANCE FOR: Langdon Neal **MAP NO.:** 7-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 943 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RM-5, B3-2, B3-3 Residential Multi-Unit/Community Shopping District, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: 379-04-S and 380-04-Z.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:12

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 380-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2E

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 390-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 945 W. Wellington 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 expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an RT-4/B3-2 Residential Two-Flat, Townhouse and Multi-Unit/Community Shopping Districts. The Board heard this case in 2004 Case No: 169-04-S and 170-04-Z.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:13

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 169-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station; 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on April 16, 2004 (Case No. 169-04-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: Chicago Transit Authority

CAL NO.: 391-06-Z

APPEARANCE FOR: Langdon Neal

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 945 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5, B3-2, B3-3 Residential Multi-Unit/Community Shopping District, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: 169-04-S and 170-04-Z.

ACTION OF BOARD--
VARIATION GRANTED

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:15

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 170-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZL

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 392-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 3411 N. Southport 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 expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an RM-5/RT-3.5/B3-2 Residential Multi-Unit/Residential Two-Flat, Townhouse and Multi-Unit/Community Shopping Districts. The Board heard this case in 2004 Case No: 183-04-S and 184-04-Z.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 9-805 CITY HALL
 2006 NOV 17 P 12

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 183-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station; 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 fo Planning and Development recommends approval of the proposed station expansion. He Department notes that a special use application for this project was previously approved by the Board on April 16, 2004 (Case No. 183-04-S).

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

APPROVED AS TO SUBSTANCE

BAC

 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 393-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 3411 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5/RT-3.5/B3-2 Residential Multi-Unit/Residential Two-Flat, Townhouse and Multi-Unit/Community Shopping District, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: 183-04-S and 184-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:13

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 184-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 394-06-S

APPEARANCE FOR: Langdon Neal **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 3410 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 an expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an RS-3/B1-2/RT-4,B3-2 Residential Single-Unit (Detached House)/Neighborhood Shopping/Residential Two-Flat, Townhouse and Multi-Unit/Community Shopping Districts. The Board heard this case in 2004 Case No: 381-04-S and 382-04-Z.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2006 SEP 17 P 12 13

	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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 381-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on August 20, 2004 (Case No. 381-04-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: Chicago Transit Authority **CAL NO.:** 395-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 3410 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3/B1-2/RT-4, B3-2 Residential Single-Unit (Detached House)/Neighborhood Shopping/Residential Two-Flat, Townhouse and Multi-Unit/Community Shopping Districts, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: Case No: 381-04-S and 382-04-Z.

**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		

CASE NO. 395-06-Z
 BOARD OF APPEALS
 905 CITY HALL
 NOV 17 P 12:13

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 382-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
 B2C

 QUARTERMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 396-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 1814 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an RS-3/B3-2/B3-5/M1-2 Residential Single-Unit (Detached House)/Community Shopping/Limited Manufacturing/Business Park Districts. The Board heard this case in 2004 Case No: 161-04-S and 162-04-Z.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 381-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station; 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on April 16, 2004 (Case No. 161-04-S).

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

APPROVED AS TO SUBSTANCE

Bze

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 397-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 1814 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3/B3-2/B3-5/M1-2 Residential Single-Unit (Detached House)/Community Shopping/Limited Manufacturing/Business Park Districts, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: Case No: 161-04-S and 162-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:11

THE VOTE

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

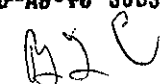
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 162-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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



 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 398-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 1817 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an RS-3/B1-1/B3-2/M1-2 Residential Single-Unit (Detached House)/Neighborhood Shopping/Community Shopping/Limited Manufacturing/Business Park Districts. The Board heard this case in 2004 Case No: 167-04-S and 168-04-Z.

ACTION OF BOARD--

APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:13

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 167-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station; 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on April 16, 2004 (Case No. 167-04-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: Chicago Transit Authority **CAL NO.:** 399-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 1817 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3/B1-1/B3-2/M1-2 Residential Single-Unit (Detached House)/Neighborhood Shopping/Community Shopping/Limited Manufacturing/Business Park Districts, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: Case No: 167-04-S and 168-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:13

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 168-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be an 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: Chicago Transit Authority **CAL NO.:** 400-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 4647 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an RS-3/B3-2/ Residential Single-Unit (Detached House)/Community Shopping Districts. The Board heard this case in 2004 Case No: 375-04-S and 376-04-Z.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:1

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:

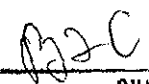
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 30, 2006; and

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; this case was previously heard in Cal. No. 375-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station; 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on August 20, 2004 (Case No. 375-04-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: Chicago Transit Authority **CAL NO.:** 401-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 4647 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3/B3-2/Residential Single-Unit (Detached House)/Community Shopping Districts, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: Case No: 375-04-S and 376-04-Z.

ACTION OF BOARD--

GRANTED

2006 NOV 17 P 12:13
 BOARD OF APPEALS
 R-906 CITY HALL

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 376-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, 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 variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be a it hereby is granted subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE

BSC

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 402-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 1818-20 W. Addison Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to the existing station in an B1-1/B1-3/RS-3/RT-4/M1-2 Neighborhood Shopping/Residential Single-Unit (Detached House)/Residential Two-Flat, Townhouse and Multi-Unit/Limited Manufacturing/Business Park Districts. The Board heard this case in 2004 Case No: 377-04-S and 378-04-Z.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:13

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 September 15 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 377-04-S. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to establish the expansion of the CTA's rapid transit station platform extension, stairs, elevators, canopies and walkways to the existing station; 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 station expansion. The Department notes that a special use application for this project was previously approved by the Board on August 20, 2004 (Case No. 377-04-S).

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

APPROVED AS TO SUBSTAI

Bjg

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 403-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 15, 2006
PREMISES AFFECTED: 1818-20 W. Addison Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B1-1/B1-3/RS-3/RT-4/M1-2 Neighborhood Shopping/Residential Single-Unit (Detached House)/Residential Two-Flat, Townhouse and Multi-Unit/Limited Manufacturing/Business Park Districts, a proposed expanded CTA rapid transit station, platform extension, stairs, elevators, canopies and walkways to an existing station whose required front, rear, side and transitional yards shall be zero. The Board heard this case in 2004 Case No: Case No: 377-04-S and 378-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:13

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 September 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 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; this case was previously heard in Cal. No. 376-04-Z. The previous testimony will be adopted in to the current case. The applicant did not acquire permits in a timely fashion when the original case was heard. The applicant will be permitted to expand an existing station whose required front, rear, side and transitional yards shall be zero the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, 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 variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be a it hereby is granted subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Aspira Inc., of Illinois

CAL NO.: 404-06-S

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 3911-17 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot to serve the trade school at 3101 N. Pulaski in a C1-3 Neighborhood Commercial District.

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

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL
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APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Aspira Inc., of Illinois

CAL NO.: 405-06-S

APPEARANCE FOR:

MAP NO.: 7-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 4007 W. Barry Avenue

NATURE OF REQUEST:

Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot to serve the trade school at 3101 N. Pulaski in a B3-1 Community Shopping District.

ACTION OF BOARD--

CASE CONTINUED TO NOVEMBER 17, 2006

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL

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APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 256-06-S

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 8125 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed free standing wireless communication facility (140 foot mono pole) in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 15, 2006

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
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BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
DONALD HUBERT
REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBS
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ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 257-06-Z

APPEARANCE FOR:

MAP NO.: 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 8125 S. Halsted Street

NATURE OF REQUEST:

Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2\Neighborhood Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 15, 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		

ZONING BOARD OF APPEALS
R-806 CITY HALL

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APPROVED AS TO SUBST.

B2C

CHAIR

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

APPLICANT: US Cellular-Erick N. Jenkins CAL NO.: 258-06-S

APPEARANCE FOR: MAP NO.: 22-H

APPEARANCES AGAINST: MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 9000 S. Ashland 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 free standing wireless communication facility (140 foot mono pole) in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 15, 2006

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BOARD OF APPEALS
R-806 CITY HALL

2006 NOV 17 P 12:14

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

APPLICANT: US Cellular-Erick N. Jenkins CAL NO.: 259-06-Z

APPEARANCE FOR: MAP NO.: 22-H

APPEARANCES AGAINST: MINUTES OF MEETING: September 15, 2006

PREMISES AFFECTED: 9000 S. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD-- CASE CONTINUED TO DECEMBER 15, 2006

THE VOTE

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows correspond to the names in the 'THE VOTE' section, with 'X' marks in the AFFIRMATIVE column for all names.

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BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairperson

CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins

CAL NO.: 260-06-S

APPEARANCE FOR:

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 15, 2006

PREMISES AFFECTED: 7003 S. Bell 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 free standing wireless communication facility (140 foot mono pole) in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 15, 2006

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:14

APPROVED AS TO SUBSTANG

BLC
 CHAIRMAN

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

APPLICANT: US Cellular-Erick N. Jenkins CAL NO.: 261-06-Z
APPEARANCE FOR: MAP NO.: 16-H
APPEARANCES AGAINST: MINUTES OF MEETING:
September 15, 2006
PREMISES AFFECTED: 7003 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-1, Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

ACTION OF BOARD--
CASE CONTINUED TO DECEMBER 15, 2006

THE VOTE

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

AFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BOARD OF APPEALS
R-806 CITY HALL

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APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Phillip B. Lazzaro **CAL NO.:** 295-06-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 8-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006

PREMISES AFFECTED: 325 W. 31st Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off site accessory parking lot to fulfill the parking requirements for 3 private passenger vehicles to serve the restaurant located 335 W. 31st Street.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-606 CITY HALL
 2006 NOV 17 P 12:14

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 July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 accessory parking lot to fulfill the parking requirements for 3 private passenger vehicles to serve the restaurant located 335 W. 31st Street. the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking lot provided the applicant has a ten year lease, and installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Ruby Evans **CAL NO.:** 302-06-A
APPEARANCE FOR: Robert Samko **MAP NO.:** 12-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 5127 S. Cottage Grove Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a currency exchange to be licensed in an RM-5 Residential Multi-Unit District, a currency exchange closed at this location on September 30, 2003. The applicant bought this business on January of 2006. A non-conforming use expires after 18 months of non use.

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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THE VOTE

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

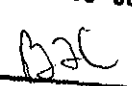
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006; and

WHEREAS, the district maps show that the premises is located in an RM-5 Residential Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Board finds a currency exchange existed at the site for many years until the property went into receivership for 2 years and now wishes to reopen. The Board will allow the re-establishment as a currency exchange.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dubin Residential Communities Corporation **CAL NO.:** 329-06-Z
APPEARANCE FOR: **MAP NO.:** 9-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 15, 2006
PREMISES AFFECTED: 3215 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, the reduction of one required parking space, for an existing 6 dwelling unit building. This case was before the Board on December 16, 2005 (Cal 459-05-Z). That case was filled under the corporate name of Erin Place Properties Corp. David Durbin owns both entities.

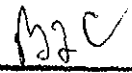
ACTION OF BOARD--
CASE WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2006 NOV 17 P 12:14

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN