

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

APPLICANT: Maria J. Corona

CAL NO.: 301-06-A

APPEARANCE FOR:

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 2438 W. Diversey Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an additional dwelling unit at the 2nd floor level without having the minimum lot size in an RS-3 Residential, Single-Unit (Detached House) District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2006 OCT 20 P 12:12

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:

MAP NO.: 12-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 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--
CASE CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

BOARD OF APPEALS
R-806 CITY HALL
2006 OCT 20 P 12:12

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

BCL

CHAIRMAN

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

APPLICANT: Joseph Panfill **CAL NO.:** 303-06-Z
APPEARANCE FOR: Same **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 1302 W. Erie Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Neighborhood Mixed-Use District, a proposed 3rd floor addition to an existing 2-story commercial structure which will be de-converted to a single family residence which will reduce the total combined side yards to 4.8' (4.8' on the east and zero on the west) instead of 10.97' with neither yard less than 4.22' and to reduce the rear yard to zero instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 3rd floor addition to an existing 2-story commercial structure which will be de-converted to a single family residence which will reduce the total combined side yards to 4.8' (4.8' on the east and zero on the west) and to reduce the rear yard to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Emerald Homes II

CAL NO.: 304-06-Z

APPEARANCE FOR: Ronald B. Grais

MAP NO.: 6-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 2326 S. Canal Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-5 Motor Vehicle-Related Commercial District, a proposed 7-story 55 dwelling unit building with commercial space whose rear yard set back shall be zero instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

Zoning
 BOARD OF APPEALS
 R-806 CITY HALL
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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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 7-story 55 dwelling unit building with commercial space whose rear yard set back shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

MINUTES OF MEETING:

August 18, 2006

CAL NO.: 304-06-Z

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

BOARD OF APPEALS
R-806 CITY HALL

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APPROVED AS TO SUBSTANCE

Bce

CHAIRMAN

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

APPLICANT: Kevin W. Fleming **CAL NO.:** 305-06-Z
APPEARANCE FOR: Timothy Hinchman **MAP NO.:** 24-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 10125 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, a proposed 2-story addition to an existing 2-story single family residence whose total combined side yards shall be 8.5' (5' on the north and 3.5' on the south) instead of 24' with neither yard less than 8'.

**ACTION OF BOARD--
VARIATION GRANTED**

400
 BOARD OF APPEALS
 R-806, CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 2-story single family residence whose total combined side yards shall be 8.5' (5' on the north and 3.5' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Faith Community Baptist Church **CAL NO.:** 306-06-Z
APPEARANCE FOR: Rev. Randall Harris **MAP NO.:** 2-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 3056-58 W. Polk Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story addition to an existing religious facility whose east side yard shall be 2' instead of 5.15' and to reduce the rear yard to 26' instead of 37'-6".

**ACTION OF BOARD--
 VARIATION GRANTED**

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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 religious facility whose east side yard shall be 2' and to reduce the rear yard to 26'; 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

Bze

 CHAIRMAN

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

APPLICANT: Michael Spina **CAL NO.:** 307-06-S

APPEARANCE FOR: Dean Maragos **MAP NO.:** 11-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 4530 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of expansion of an existing tavern, with an open air café, in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 with an open air café; the hours of operation for the open air café shall be 11:00 a.m. to 10:00 p.m.; 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 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: Michael Spina **CAL NO.:** 308-06-Z
APPEARANCE FOR: Dean Maragos **MAP NO.:** 11-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 4530 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a tavern expansion, with open air café, whose 8' fence will reduce the side set back to zero instead of 2' at the northwest side of the property.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 with an open air café, whose 8' fence will reduce the side set back to zero at the northwest side of the property; the hours of operation for the open air café shall be 11:00 a.m. to 10:00 p.m.; 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: Sacred Heart Schools **CAL NO.:** 309-06-S

APPEARANCE FOR: Graham Grady **MAP NO.:** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 6221 N. Kenmore 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 voluntary off-site parking lot to serve the private school at 3250 N. Sheridan Road in an RM-6 Residential Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

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		

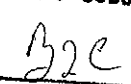
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 voluntary off-site parking lot to serve the private school at 3250 N. Sheridan Road; 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 installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Bintou Soumare

CAL NO.: 310-06-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 354 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 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--
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

BDC

CHAIRMAN

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

APPLICANT: Wojciech Grot **CAL NO.:** 311-06-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 3055-57 N. Lawndale Avenue/3649 -57 W. Barry Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Neighborhood Mixed-Use District, a proposed 2-story 8 dwelling unit building whose minimum lot area shall be 7,902 sq. ft. instead of 8,000 sq. ft.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 8 dwelling unit building whose minimum lot area shall be 7,902 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

B2e

CHAIRMAN

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

APPLICANT: Ego Studio, Inc. **CAL NO.:** 312-06-S

APPEARANCE FOR: Petra Clark **MAP NO.:** 9-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 18, 2006

PREMISES AFFECTED: 3607 N. Austin Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:14

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 barber shop; 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 barber shop at this location.

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

APPROVED AS TO SUBSTANCE

B2E

CHAIRMAN

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

APPLICANT: 44th & Berkeley Development, LLC **CAL NO.:** 313-06-Z
APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 4427 S. Ellis Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 2 dwelling unit building whose combined side yards shall be zero each instead of 2'-4" with neither side yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:14

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

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

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

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

APPROVED AS TO SUBSTANCE

BSE

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

APPLICANT: Marc Sokol **CAL NO.:** 314-06-A

APPEARANCE FOR: Mark Nora **MAP NO.:** 5-F

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

PREMISES AFFECTED: 2031 N. Mohawk Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 20' x 12' rear open trellis which will be 34' above grade and at the zero mark of the rear yard (6' above the existing 2-story rear wall of single family residence) instead of 15' in an RM-4.5 Residential Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 ROOM 905 CITY HALL
 JANUARY 19, 2007 2:08 PM

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 January 19, 2007; and

WHEREAS, the district maps show that the premises is located in an RM-4.5 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 appellant stated that he wishes to construct a trellis in order to provide a barrier between his property and the alley. The appellant will be permitted to construct the trellis. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Marc Sokol

CAL NO.: 314-06-A

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 2031 N. Mohawk Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 20' x 12' rear open trellis which will be 34' above grade and at the zero mark of the rear yard (6' above the existing 2-story rear wall of single family residence) instead of 15' in an RM-4.5 Residential Multi-Unit District.

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

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL

2006 OCT 20 P 12:14

APPROVED AS TO SUBSTANCE

Bzc

CHAIRMAN

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

APPLICANT: Kompels, Inc.

CAL NO.: 315-06-S

APPEARANCE FOR:

MAP NO.: 2-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 218-32 E. 51st 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 B3-3 Community Shopping District.

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

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:14

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Yamin McDougal

CAL NO.: 316-06-A

APPEARANCE FOR: Gary Wigoda

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 2116 N. Clifton Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2nd floor and deck to an accessory building. The 2nd floor will serve as exercise room with bath in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The rear building will be 20' high when railings are added and there is a 15' height limit for accessory buildings.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:14

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

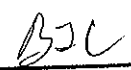
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The rear accessory building contains a second floor room. The appellant will convert the room to an exercise room with a bathroom. The Board will permit the conversion and allow the height of the accessory building with railing not to exceed 20 feet.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: HICA, Inc. **CAL NO.:** 317-06-S
APPEARANCE FOR: Tom Hozier **MAP NO.:** 1-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 372 N. Hamlin Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 15 people in an RM-5 Residential Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:15

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 transitional residence for 15 people; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Bjz

 CHAIRMAN

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

APPLICANT: Manuel Villa **CAL NO.:** 318-06-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 2745 S. Central Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a 2nd floor dormer addition whose front yard shall be 11.96' instead of 20' and the total side yard combination shall be zero (zero on the north and zero on the south) instead of 4.66'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:15

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor dormer addition whose front yard shall be 11.96' and the total side yard combination shall be zero (zero on the north and zero on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

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

APPLICANT: Gentile Imports

CAL NO.: 319-06-S

APPEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 1160 W. Taylor 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 wine store in a B3-2 Community Shopping District.

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


THE VOTE

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

BOARD OF APPEALS
 R-806 CITY HALL

2006 OCT 20 P 12:15

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Stanley B. Stallworth **CAL NO.:** 320-06-Z
APPEARANCE FOR: Same **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 3352 S. Calumet 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 3-story single family residence whose front yard shall be 14'-8" instead of 20' and to increase the height of the building to 31'-4" instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story single family residence whose front yard shall be 14'-8" and to increase the height of the building to 31'-4"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B 2 C

CHAIRMAN

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

APPLICANT: Wicker Park Properties, Inc. **CAL NO.:** 321-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: Geraldine Baginski **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 2149-53 W. Evergreen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3 1/2-story 8 dwelling unit building whose minimum lot area shall be 7,500 sq. ft. instead of 8,000 sq. ft., the front yard shall be 6' instead of 15' and to waive 520 sq. ft of rear open space.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:15

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that the size, height and number of units would be out of character with this neighborhood and a smaller size building would be preferred the applicant shall construct a 3 1/2-story 8 dwelling unit building whose minimum lot area shall be 7,500 sq. ft., the front yard shall be 6' and to waive 520 sq. ft of rear open space; the number of units would be appropriate in this neighborhood; 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

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

APPLICANT: 2143 Evergreen, Inc. **CAL NO.:** 322-06-Z

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

APPEARANCES AGAINST: Geraldine Baginski **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 2143-47 W. Evergreen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3 1/2-story 8 dwelling unit building whose minimum lot area shall be 7,500 sq. ft. instead of 8,000 sq. ft., the front yard shall be 9'-3" instead of 15' and to waive 520 sq. ft of rear open space.

**ACTION OF BOARD--
VARIATION GRANTED**

JOURNAL
 BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that the size, height and number of units would be out of character with this neighborhood and a smaller size building would be preferred the applicant shall construct a 3 1/2-story 8 dwelling unit building whose minimum lot area shall be 7,500 sq. ft., the front yard shall be 9'-3" and to waive 520 sq. ft of rear open space; the number of units would be appropriate in this neighborhood; 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: Kip and Kevin Montgomery **CAL NO.:** 323-06-Z
APPEARANCE FOR: Same **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 1220 W. Hubbard Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed front open deck on the 3rd floor to an existing 2 1/2 -story single family residence whose front yard shall be 10 3/4" instead of 15' and reduce the combined side yard shall be 3'-9 5/8" (1'-2 3/8" west side yard and 2'-7 1/4' east side yard) instead of 4.8' with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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		

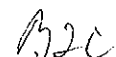
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a front open deck on the 3rd floor to an existing 2 1/2 -story single family residence whose front yard shall be 10 3/4" and reduce the combined side yard shall be 3'-9 5/8" (1'-2 3/8" west side yard and 2'-7 1/4' east side yard) instead of 4.8' with neither yard less than 2'. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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



 CHAIRMAN

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

APPLICANT: Anita Goyal **CAL NO.:** 324-06-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-G
APPEARANCES AGAINST: Larry Baum **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 1718 N. Clybourn Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 4-story 2 dwelling unit and commercial building whose rear yard shall be 22' instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 27 A 8:48

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that he resides directly across the alley and states that the new construction is too close to his property. There would be a garage permitted to be at the rear most lot line and residential use above the garage is not unreasonable; the applicant shall construct a 4 story 2 dwelling unit and commercial building whose rear yard shall be 22'; 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: Parkway Bank & Trust Company CAL NO.: 325-06-S

APPEARANCE FOR: MAP NO.: 13-L

APPEARANCES AGAINST: MINUTES OF MEETING:

August 18, 2006

PREMISES AFFECTED: 4854 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with drive-thru facility 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

2006 OCT 20 P 12: 15

APPROVED AS TO SUBSTANCE

Bzc

CHAIRMAN

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

APPLICANT: Greenline Development **CAL NO.:** 326-06-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 6655 S. Greenwood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 8'-1", the south* side yard shall be zero instead of 4.0', the total side yard combination shall be 5' instead of 10' and to waive rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:15

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

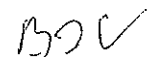
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

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 8 dwelling unit building whose front yard shall be 8'-1", the south* side yard shall be zero , the total side yard combination shall be 5' and will eliminate the rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Greenline Development **CAL NO.:** 327-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 6617-19 S. Ingleside Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 8'-1" instead of 15', the south* side yard shall be zero instead of 4', to reduce the total side yard to 5' instead of 10' and to waive rear yard open space.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 12:15

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 8 dwelling unit building whose front yard shall be 8'-1", the south side yard shall be zero, to reduce the total side yard to 5' and to eliminate rear yard open space the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

 CHAIRMAN

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

APPLICANT: Greenline Development **CAL NO.:** 328-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 6614-16 S. Ingleside Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 8'-1" instead of 15', the north side yard shall be zero instead of 4', the total combined side yards shall be to 5' instead of 10' and to waive 331 sq. ft. rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 8 dwelling unit building whose front yard shall be 8'-1", the north side yard shall be zero, the total combined side yards shall be 5' and to eliminate 331 sq. ft. rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Dubin Residential Communities Corporation CAL NO.: 329-06-Z

APPEARANCE FOR: MAP NO.: 9-G

APPEARANCES AGAINST: MINUTES OF MEETING:
August 18, 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 CONTINUED TO SEPTEMBER 15, 2006

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2006 OCT 20 P 12:15

APPROVED AS TO SUBSTANCE

1520
CHAIRMAN

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

APPLICANT: Wing On Toy

CAL NO.: 330-06-A

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 481 W. 27th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2-story rear building to contain 2 dwelling units. There is a 2 dwelling unit building on the front of the lot in an RS-3 Residential Single-Unit (Detached House) 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
 2006 OCT 20 P 12:15

APPROVED AS TO SUBSTANCE

B2C
 CHAIRMAN

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

APPLICANT: Wing On Toy

CAL NO.: 331-06-Z

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 481 W. 27th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a 2-story front and rear porch to an existing rear building whose west yard shall be zero instead of 2', the combined side yards shall be 4'-7" instead of 5' on a lot containing two buildings.

ACTION OF BOARD--
CASE CONTINUED 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

2006 OCT 20 P 12: 15

APPROVED AS TO SUBSTANCE

BDC
CHAIRMAN

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

APPLICANT: Maureen C. Lynch and Gavin L. Jewell **CAL NO.:** 332-06-Z
APPEARANCE FOR: Same **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 18, 2006
PREMISES AFFECTED: 4143 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor front addition to an existing 2-story single family residence whose front yard shall be 6' instead of 19.86', the total combined yard shall be 19.86', the total combined yard shall be 3' (.8' on the north and 2.2' on the south) instead of 5' with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor front addition to an existing 2-story single family residence whose front yard shall be 6', the total combined yard shall be 3' (.8' on the north and 2.2' on the south) ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Noel Buican d/b/a Dior Beauty Salon **CAL NO.:** 333-06-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 256
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 5346 W. Devon Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 ROOM 905
 OCT 20 P 12:15
 CITY HALL

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 shop; 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 the proposed beauty shop.

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: Faith Community Baptist Church

CAL NO.: 334-06-S

APPEARANCE FOR:

MAP NO.: 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 850 S. Albany Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot to serve the church at 3056 W. Polk in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL

2006 OCT 20 P 12:15

APPROVED AS TO SUBSTANCE

Brc
CHAIRMAN

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

APPLICANT: Faith Community Baptist Church

CAL NO.: 335-06-Z

APPEARANCE FOR:

MAP NO.: 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 850 S. Albany Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a shared parking lot to accommodate the required parking for a church located at 3056 W. Polk Street.

ACTION OF BOARD--

CASE CONTINUED TO OCTOBER 20, 2006

THE VOTE

BOARD OF APPEALS
R-808 CITY HALL
2006 OCT 20 P 12:16

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: West Roscoe Street, LLC **CAL NO.:** 336-06-S

APPEARANCE FOR: Gary Wigoda **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 2232 W. Roscoe Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 wine shop; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Bartlomiej Przyjemski **CAL NO.:** 337-06-S
APPEARANCE FOR: Jame J. Banks **MAP NO.:** 7-O
APPEARANCES AGAINST: Same **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 7544-46 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 3-story 6 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 3-story 6 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B J C

CHAIRMAN

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

APPLICANT: Andrew MacRae **CAL NO.:** 338-06-Z
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 2535 N. Burling Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3rd floor addition roof deck, spiral stairs and rear breezway whose total side yard combination shall be zero instead of a minimum 2', the rear yard shall be 20'-4" instead of 35.14' and to waive 196 sq. ft. of rear open space.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:18

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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 3rd floor addition roof deck, spiral stairs and rear breezway whose total side yard combination shall be zero, the rear yard shall be 20'-4" and to eliminate 196 sq. ft. of rear open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Brc

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 339-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 939-47, 938-46 W. Armitage 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 the CTA's rapid transit facility which will include a new substation, platforms, walkway and new exit stairs in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit/B3-2 Community Shopping Districts. Previously heard April 16, 2004 Cal No.: 163-04-S.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

THE VOTE

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

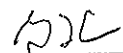
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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. 163-04-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 facility which will include a new substation, platforms, walkway and new exit stairs; 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 (Cal. No. 163-04-S).

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: Chicago Transit Authority **CAL NO.:** 340-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 939-47, 938-46 W. Armitage 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/B3-2 Community Shopping Districts District, the expansion of the CTA's rapid transit facility, including a new station, platform, walkway, stairs and substation shall have zero front, both side set-backs, transitional yards and rear set backs. Previously heard April 16, 2004 Cal No.: 164-04-Z.

ACTION OF BOARD--
VARIATION GRANTED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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. 164-04-Z. The previous testimony will be adopted into 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 facility which will include a new substation, platforms, walkway and new exit stairs with zero yard setbacks; 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

BSC

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

APPLICANT: Chicago Transit Authority

CAL NO.: 341-06-S

APPEARANCE FOR:

MAP NO.: 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 945-49 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 the CTA's rapid transit facility including a new platform, extensions, stairs, elevations, canopies and walkways in a B3-2 Community Shopping District. Previously heard April 16, 2004 Cal No.: 173-04.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL

2006 OCT 20 P 12:16

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Transit Authority

CAL NO.: 342-06-Z

APPEARANCE FOR:

MAP NO.: 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 945-49 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the expansion of the CTA's rapid transit facility including a new station, platform, platform extension, stairs, ramps, canopies and walkways, whose required front, rear, side yards and transitional yards shall be zero. Previously heard May 21, 2004 Cal No.: 174-04-Z.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 343-06-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 301 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of the expansion of the CTA's rapid transit facility which will include a new station, elevators, platforms, walkways and stairs in a DX-5 Downtown Mixed-Use District. Previously heard June 14, 2004 Cal No.: 175-04-S.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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. 175-04-S. The previous testimony will be adopted into 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 facility which will include a new station, elevators, platforms, walkways and stairs; 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 (Cal. No. 175-04-S).

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 344-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 18, 2006
PREMISES AFFECTED: 301 W. Chicago Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-5 Downtown Mixed-Use District, the expansion of the CTA's rapid transit facility, including a new station, elevators, platform, walkways and stairs, whose required front, rear, side set-backs and transitional yards shall all be zero. Previously heard April 16, 2004 Cal No.: 176-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

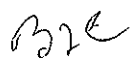
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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. 176-04-Z. The previous testimony will be adopted into 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 facility, including a new station, elevators, platform, walkways and stairs, whose required front, rear, side set-backs and transitional yards shall all 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.:** 345-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 4650 N. Francisco 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 the CTA's rapid transit facility including a new platform, extension of platforms, stairs, ramps, canopies and walk ways in a B1-1 Neighborhood Shopping District. Previously heard April 16, 2004 Cal No.: 155-04-S.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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. 155-04-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 facility including a new platform, extension of platforms, stairs, ramps, canopies and walk ways; 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 was previously approved by the Board on April 16, 2004 (Cal. No. 155-04-S).

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: Chicago Transit Authority **CAL NO.:** 346-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 18, 2006
PREMISES AFFECTED: 4650 N. Francisco Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, an expansion of the CTA's rapid transit facility, including a new station, platforms, canopies, ramps, walk ways and stairs, whose required front, rear, side set-backs all shall be zero. Previously heard April 16, 2004 Cal No.: 156-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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. 156-04-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 establish the expansion of the CTA's rapid transit facility, including a new station, platforms, canopies, ramps, walk ways and stairs, whose required front, rear, side set-backs all 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 **APPROVED AS TO SUBSTANCE**



 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 347-06-S
APPEARANCE FOR: Langdon Neal **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 1540 N. Sedgwick 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 the expansion of the CTA's rapid transit facility including a new substation, elevators, platforms, walk ways and stairs in a C1-3 Neighborhood Commercial District. Previously heard April 16, 2004 Cal No.: 171-04-S.

**ACTION OF BOARD--
 APPLICATION APPROVED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

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

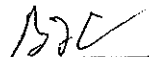
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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. 171-04-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 facility including a new substation, elevators, platforms, walk ways and stairs 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 (Cal. No. 171-04-S).

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: Chicago Transit Authority **CAL NO.:** 348-06-Z
APPEARANCE FOR: Langdon Neal **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2006
PREMISES AFFECTED: 1540 N. Sedgwick Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, an expansion of the CTA's rapid transit facility including a new substation, new station, elevators, platforms, walk ways and stairs, whose required front, rear, side set-backs and transitional yards shall be zero. Previously heard April 16, 2004 Cal No.: 172-04-Z.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 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. 172-04-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 establish the expansion of the CTA's rapid transit facility including a new substation, new station, elevators, platforms, walk ways and stairs, whose required front, rear, side set-backs 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.: 349-06-S

APPEARANCE FOR: Langdon Neal

MAP NO.: 11-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 3357 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 the expansion of the CTA's rapid transit facility including platform extension, stairs, ramps, canopies, walkways, station and maintenance building in a B1-2/B3-2 Neighborhood/Community Shopping Districts.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2006; and

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

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

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

CHAIRMAN

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

APPLICANT: Chicago Transit Authority

CAL NO.: 350-06-S

APPEARANCE FOR: Langdon Neal

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 943-47 N. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of the expansion of the CTA's rapid transit facility including new elevators, stairs, canopies, walkways in an RM-5 Residential Multi-Unit, P.D. #2 Planned Development, B1-2 Neighborhood Shopping, B3-5 Community Shopping Districts.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF APPLICANT

THE VOTE

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

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS R-806 CITY HALL

2006 OCT 20 P 12:16

APPROVED AS TO SUBSTANCE

Bgc

CHAIRMAN

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

APPLICANT: Chicago Transit Authority

CAL NO.: 351-06-Z

APPEARANCE FOR: Langdon Neal

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 943-47 N. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit, P.D. #2 Planned Development, B1-2 Neighborhood Shopping, B3-5 Community Shopping Districts, the expansion of the CTA's rapid transit station, including new station, canopies, platform, walkways, stairs elevators whose required front, rear, side set-backs and transitional yards shall be zero. Previously heard April 16, 2004 Cal No.: 180-04-Z.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF APPLICANT

THE VOTE

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

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2006 OCT 20 P 12:16

APPROVED AS TO SUBSTANCE

MJC

CHAIRMAN

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

APPLICANT: Senior Suites Chicago Auburn Gresham L.L.C.

CAL NO.: 352-06-S

APPEARANCE FOR: Dennis Aukstik

MAP NO.: 20-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 18, 2006

PREMISES AFFECTED: 1035-45 W. 79th Street/7900-10 S. Carpenter Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 30 private passenger automobiles, in RM-6 Residential Multi-Unit District, to serve the residential building located at 1050 W. 79th Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:16

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 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 for 30 private passenger automobiles, to serve the residential building located at 1050 W. 79th 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 accessory parking lot provided it is improved consistent with the layout and design represented on the landscape plan prepared by Wolf Landscape Architecture, Inc., dated July 12, 2006 and the site plan prepared by Cubellis MGDF dated July 11, 2006.

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

APPROVED AS TO SUBSTANCE

BCC

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

APPLICANT: Dean Mihas **CAL NO.:** 353-06-Z
APPEARANCE FOR: Christopher Leach **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 1312 N. Dearborn Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-6 Residential Multi-Unit District, a proposed 3rd and 4th floor addition to an existing 3-story single family residence whose north and south side yards shall be zero each instead of 4.5' and to reduce the required rear yard to zero instead of 41.84'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:17

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 August 18, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2006; and

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

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: LLS Builders LLC **CAL NO.:** 126-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006
PREMISES AFFECTED: 7441 N. Rogers Avenue

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

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:17

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 April 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 6 dwelling unit building whose front yard shall be 6', the west yard shall be 2' and to eliminate the rear yard open space of 436 sq. ft. to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Krause Construction, Services, Inc. **CAL NO.:** 221-06-Z

APPEARANCE FOR: **MAP NO.:** 24-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 18, 2006

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

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


ACTION OF BOARD--
WITHDRAWN ON MOTION OF APPLICANT

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 P 12:17

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Safet Candic **CAL NO.:** 224-06-A

APPEARANCE FOR: James J. Banks **MAP NO.:** 15-G

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

PREMISES AFFECTED: 1529 W. Hollywood Avenue

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

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

THE VOTE

ZONING BOARD OF APPEALS
 806 CITY HALL
 OCT 20 P 12:17

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

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

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

WHEREAS, the district maps show that the premises is located in an a B3-2 Community Shopping 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 building was originally constructed as a 9 dwelling unit building. The tenth dwelling unit will be placed in a former commercial space. The Board will allow the tenth dwelling unit to be established.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Safet Candic **CAL NO.:** 225-06-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2006

PREMISES AFFECTED: 1529 W. Hollywood Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 10 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2006 OCT 20 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 June 16, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 30, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 10 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

MINUTES OF MEETING

Date: October 12, 2006

Cal. No. 489-04-S

Gary Wigoda, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish an off site parking lot for 21 private passenger automobiles on premises located at 2800 W. Fillmore, to serve a religious institution located at 2814-24 W. Fillmore street. The special use was approved by the Zoning Board of Appeals on , 2004 in Cal. No. 489-04-S .

Mr. Wigoda 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.

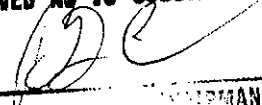
Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to November 22, 2006. The motion prevailed by yeas and nays as follows:

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

Zoning
BOARD OF APPEALS
R-806 CITY HALL

2006 OCT 20 P 12: 12

APPROVED AS TO SUBSTANCE



SECRETARY