

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

**APPLICANT:** Cosmopolitan Bank and Trust **CAL NO.:** 74-05-S  
**APPEARANCE FOR:** Sidney Sherman **MAP NO.:** 12-O  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 4710-12 S. Ingleside Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 20 private passenger automobiles, in a RT-4 Residential Two-Flat, Townhouse & Multi-Unit District.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:16

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

**THE VOTE**

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


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off site parking lot for 20 private passenger automobiles, the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends the approval of the proposed parking lot provided it is landscaped and fenced 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:** Cosmopolitan Bank and Trust **CAL NO.:** 75-05-Z  
**APPEARANCE FOR:** Sidney Sherman **MAP NO.:** 12-O  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 4710-12 S. Ingleside 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 & Multi-Unit District, a 20 space parking lot whose front yard shall be 7' instead of 11.6' and whose south side yard shall be zero.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

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

2005 AUG - 3  
 BOARD OF APPEALS  
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

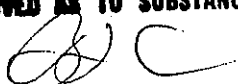
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 2, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 20 space parking lot whose front yard shall be 7' and whose south side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Greater Salem Missionary Baptist Church      **CAL NO.:** 110-05-S  
**APPEARANCE FOR:** Deadra Woods      **MAP NO.:** 18-F  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 7100 S. Wentworth Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site non-accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to accommodate a religious facility located at 215 W. 71st Street.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:16

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		

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

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

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

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

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Greater Salem Missionary Baptist Church      **CAL NO.:** 111-05-Z  
**APPEARANCE FOR:** Deadra Woods      **MAP NO.:** 18-F  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 7100 S. Wentworth Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site non- accessory parking lot whose front yard shall be 7' instead of 14.64' and a zero south side yard instead of 4'.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:16

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

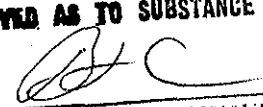
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a an off-site non- accessory parking lot whose front yard shall be 7' and a zero south side yard; 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 an off-site non- accessory parking lot whose front yard shall be 7' 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**  
  
 CHAIRWOMAN

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

**APPLICANT:** Prasenjit Duara

**CAL NO.:** 136-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 14-D

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 5718 S. Kimbark 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 2-story rear addition which will exceed the allowable floor area by not more than 15% (412 sq. ft.) of the floor area existing for 50 years in the building prior to adoption of the comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**  
**DISMISSED FOR WANT OF PROSECUTION**

**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  
2005 AUG - 3 A 10: 16

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

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

**APPLICANT:** Narzarene All Nation Church, Pastor Sherman Butler **CAL NO.:** 138-05-S

**APPEARANCE FOR:** Lynette Lewis **MAP NO.:** 16-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 15, 2005

**PREMISES AFFECTED:** 6500-08 S. Ashland Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 1-story addition to an existing 170 seat 1-story church in a C1-2 Neighborhood Commercial District.

ZONING BOARD OF APPEALS  
 806 CITY HALL  
 2005 AUG - 3 A 10:16

**ACTION OF BOARD--**  
**APPLICATION GRANTED**

**THE VOTE**

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

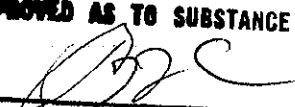
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 1-story addition to an existing 170 seat 1-story church; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Narzarene All Nation Church, Pastor Sherman Butler **CAL NO.:** 139-05-S

**APPEARANCE FOR:** Lynette Lewis **MAP NO.:** 16-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 15, 2005

**PREMISES AFFECTED:** 6501-03 S. Marshfield Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 24 private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church located at 6500 S. Ashland Avenue.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

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

2005 AUG - 3 A 10:30  
BOARD OF APPEALS  
R-806 CITY HALL

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

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an accessory off site parking lot for 24 private passenger automobiles to serve a church located at 6500 S. Ashland Avenue; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Narzarene All Nation Church,  
Pastor Sherman Butler

**CAL NO.:** 140-05-Z

**APPEARANCE FOR:** Lynette Lewis

**MAP NO.:** 16-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**

July 15, 2005

**PREMISES AFFECTED:** 6501-03 S. Marshfield Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the establishment of an accessory parking lot for 24 private passenger automobiles whose front yard shall be 7' instead of 20', north and south side yards shall be zero each instead of 5' each.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

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

2005 AUG - 3 A 10:30  
BOARD OF APPEALS  
R-806 CITY HALL

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

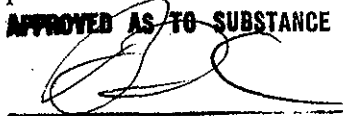
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a an accessory parking lot for 24 private passenger automobiles whose front yard shall be 7' and whose north and south side yards shall be zero each; 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:** Miles Cole **CAL NO.:** 153-05-S  
**APPEARANCE FOR:** Gregory Wilson **MAP NO.:** 26-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 103 W. 112th 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 2-story transitional residence for men between the ages of 18 to 65 in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

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

2005 AUG - 3 A 10:00  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

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


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 2-story transitional residence for no more than 14 men between the ages of 18 to 65; the applicant will not be permitted to provide any residential services to sex offenders; there shall be no more than two men residing in one room at any one time; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

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

**APPLICANT:** Miles Cole **CAL NO.:** 154-05-S

**APPEARANCE FOR:** Gregory Wilson **MAP NO.:** 26-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 11001 S. Wentworth 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 men between ages of 18 and 65 in a 1 ½-story single family residence and coach house in a RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

2005 AUG - 3 A 10:  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

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

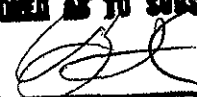
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a transitional residence for nor more than 12 men between ages of 18 and 65 in a 1 ½-story single family residence and coach house; the applicant will not be permitted to provide any residential services to sex offenders; there shall be no more than two men residing in one room at any one time; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

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

**APPLICANT:** Plote Construction Inc. **CAL NO.:** 222-05-S  
 d/b/a Allied Asphalt Paving Co.

**APPEARANCE FOR:** Warren Fuller **MAP NO.:** 6-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 2435-55 S. Laflin 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 on-site asphalt plant and reprocessible construction/demolition material facility in a PMD#11 Planned Manufacturing District.

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

**THE VOTE**

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL

2005 AUG - 3 A 10:1

	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 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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:** Syed Ahmed

**CAL NO.:** 224-05-S

**APPEARANCE FOR:**

**MAP NO.:** 5-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 2700 W. Belden Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory parking lot for 20 private passenger automobiles, in an Pending RS-4 Residential Single-Unit (Detached House) District, to serve a residential located at 2650 W. Belden Avenue.

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:17

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Edward Paliatka **CAL NO.:** 230-05-S  
**APPEARANCE FOR:** John Pikarski **MAP NO.:** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 2346 W. Barry/ 3132 N. Clybourn Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance to permit in a C1-3 Neighborhood Commercial District, the establishment of an off-site accessory parking lot for 11 private passenger automobiles for a proposed 5 story 38 dwelling unit with commercial space building

**ACTION OF BOARD--**  
APPLICATION APPROVED

ZONING BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 2005 AUG - 3 A 10:13

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a of an off-site accessory parking lot for 11 private passenger automobiles for a proposed 5 story 38 dwelling unit with commercial space building the; the parcel is at the rear of the building and is bounded by three alleys; the Board requires the fencing of the two sides of the parking lot in order to protect the cars, the required landscaping and the electrical transformer; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**




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

**MINUTES OF MEETING:**

July 15, 2005

**CAL NO.: 230-05-Z**

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL  
2005 AUG - 3 A 10:13  
APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Steven A. Schultz **CAL NO.:** 231-05-Z  
**APPEARANCE FOR:** Bernard Citron **MAP NO.:** 3-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 1252 N. State Parkway Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition with breezeway attached to an existing 4-story single family residence whose south side yard shall be zero instead of 2' and whose rear yard shall be zero instead of 37.43' feet.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

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

2005 AUG - 3 A 10:  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X	3	
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		


**THE RESOLUTION:**

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

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

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

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

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

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

**APPLICANT:** Day Parking\* **CAL NO.:** 232-05-S  
**APPEARANCE FOR:** Ann Shah **MAP NO.:** 4-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 1401 S. Wabash 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 non-accessory public parking lot for private passenger vehicles in a DX-7 Downtown Mixed-Use District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:13

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

**THE RESOLUTION:**

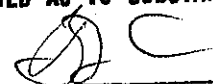
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 27, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a non-accessory public parking lot for private passenger vehicles 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 he proposed parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

\* Amended at hearing

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



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

**APPLICANT:** Alema Velic **CAL NO.:** 233-05-S  
**APPEARANCE FOR:** Alexander Domanskis **MAP NO.:** 13-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 5250 N. Lincoln Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

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

2005 AUG - 3 A 10:15  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

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


**THE RESOLUTION:**

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

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

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Catholic Bishop of Chicago **CAL NO.:** 234-05-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 3-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 801-31 N. Carpenter Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the construction of an elevator at the northeast corner of an existing church whose rear yard shall be 9' instead of 50'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:10

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

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct an elevator at the northeast corner of an existing church whose rear yard shall be 9'; 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**

*ADC*

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

**APPLICANT:** Tom McNamara

**CAL NO.:** 235-05-S

**APPEARANCE FOR:**

**MAP NO.:** 1-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 1617 W. Grand 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 6-story 22 dwelling unit building with residential use below the 2nd floor in a B3-5 Community Shopping District.

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

2005 AUG - 3 A 10: 14  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

**APPROVED AS TO SUBSTANCE**

ABC  
**CHAIRMAN**

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

APPLICANT: Tom McNamara

CAL NO.: 236-05-Z

APPEARANCE FOR:

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
July 15, 2005

PREMISES AFFECTED: 1617 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a 6-story 22 dwelling unit building whose rear south yard shall be 15' instead of 30'.

ACTION OF BOARD--  
CASE CONTINUED TO SEPTEMBER 16, 2005

THE VOTE

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL  
2005 AUG - 3 A 10: 14

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Mase Jukic **CAL NO.:** 237-05-A

**APPEARANCE FOR:** Joseph Semerling **MAP NO.:** 15-G

**APPEARANCES AGAINST:** Marcia Gustafson, Kathy Sugars **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 5870-72 N. Ridge Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish an accessory on-site parking lot for 18 private passage automobiles whose aisles measure 19' wide instead of the required 22' width in an RS-3 Residential Single-Unit (Detached House) District. The Zoning Administrator states these 19' aisle are not maneuverable and not in compliance with the code.

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	L	
	X	
X		
X		
		X

2005 AUG - 3 A 10:00  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

**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 July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an RS-3 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 will remove an existing 6 dwelling unit building and will replace it with an 18 space parking lot for private passenger automobiles to serve the parking requirement for a building at 5874-5884 N. Ridge, the ordinance requires an outside aisle, between automobiles parking parallel, to be 22' wide, the appellant will provide a 19' wide aisle at the front of the lot and a 21' wide aisle at the rear of the lot; the Department of Transportation reviewed the lot and states the parking with the reduced aisle and widths, is maneuverable; the objectors claim the use will be a detriment to their property and may also cause flooding; the Board will reverse the decision and allow the lot to be established consistent with its findings; a permit shall be issued to establish this use.

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

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

APPLICANT: Mase Jukic CAL NO.: 238-05-Z
APPEARANCE FOR: Joseph Semerling MAP NO.: 15-G
APPEARANCES AGAINST: Marcia, Gustafson, Kathy Sugars MINUTES OF MEETING: July 15, 2005
PREMISES AFFECTED: 5870-72 N. Ridge Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the establishment of a parking lot for 18 private passenger automobiles to fulfill the parking requirements for a building located at 5874-84 N. Ridge whose front yard shall be 7' instead of 20'.

ACTION OF BOARD-- VARIATION GRANTED

THE VOTE

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

Table with 4 columns: AFFIRMATIVE, NEGATIVE, ABSENT, and a vertical stamp 'ZONING BOARD OF APPEALS R-806 CITY HALL' and date '2005 AUG - 3'. Rows correspond to the names in 'THE VOTE'.

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted the use in case # 238-05-A for a parking lot for 18 private passenger automobiles to fulfill the parking requirements for a building located at 5874-84 N. Ridge the parking lots front yard shall be 7'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

**APPLICANT:** Annoyance Productions, Inc. **CAL NO.:** 239-05-Z  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 15, 2005  
**PREMISES AFFECTED:** 4840 N. Broadway  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, the establishment of a public place of amusement (theater) within 125 feet of an RS-3 residential district.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			
X			

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:15

**THE RESOLUTION:**

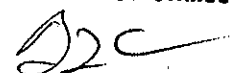
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 27, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement (theater) within 125 feet of an RS-3 residential district. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Amy Nail Gallery

**CAL NO.:** 240-05-S

**APPEARANCE FOR:**

**MAP NO.:** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 1954 N. Damen Avenue

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

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:

**APPROVED AS TO SUBSTANCE**

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



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

**APPLICANT:** JNH Properties, Inc. **CAL NO.:** 241-05-S  
**APPEARANCE FOR:** Richard Toth **MAP NO.:** 18-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 7250 S. Western Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a restaurant with drive through facility in a C2-2 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

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

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

2005 AUG - 3 A 10:14  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of the proposed drive through provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated July 15, 2005 as prepared by Thomas V. Scesniak Associates and provided the final landscape plan is approved by the Department of Planning and Development.

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** Michael Tresch **CAL NO.:** 242-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 26-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 10658 S. Hamlin Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose south set back, on a reverse corner lot, shall be 4' instead of 15'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:

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:**

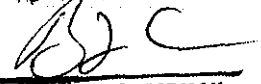
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 27, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story single family residence whose south set back, on a reverse corner lot, shall be 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**



**CHAIRMAN**

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

**APPLICANT:** John Reynolds

**CAL NO.:** 243-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 7-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 2658 N. Mildred Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 3'-2" instead of 9'-8" and to reduce the side yard (on a reverse corner lot) to zero instead of 1'-1" to allow 20' curb cut.

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10: 14

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Lutheran Resurrection Church **CAL NO.:** 244-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 22-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 9349 S. Wentworth Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story elevator whose south side yard shall be zero instead of 13' to an existing 1 and 2-story church.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:14

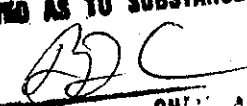
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following ;the applicant will construct 2-story elevator whose south side yard shall be zero instead of 13' to an existing 1 and 2-story church; 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**  
  
 \_\_\_\_\_  
 CHIEF CLERK

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

**APPLICANT:** Dominick Geraci **CAL NO.:** 245-05-Z

**APPEARANCE FOR:** Stewart Spiegel **MAP NO.:** 2-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 321-23 S. Central Park

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District (1957 Ordinance), a proposed 4-story 12 dwelling unit building whose front yard shall be 8'-6" instead of 15', whose north side yard shall be zero instead of 5' and whose south side yard shall be 2'-6" instead of 30'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

ZONING  
BOARD OF APPEAL  
R-806 CITY HALL

2005 AUG - 3 A 10: 15

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

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; this matter has been pending in the Department of Construction and Permits since prior to November 2004 and therefore it will be decided under the 1957 ordinance, the applicant shall construct a 4-story 12 dwelling unit building whose front yard shall be 8'-6", whose north side yard shall be zero and whose south side yard shall be 2'-6" the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED TO SUBSTANCE**  
*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Metropolitan Bank and Trust **CAL NO.:** 246-05-S  
**APPEARANCE FOR:** Dennis Austik **MAP NO.:** 8-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 1939-47 W. 35th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with three drive through lanes in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

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

2005 AUG - 3 A 10:15  
 BOARD OF APPEALS  
 R-806 CITY HALL

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

**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Pappageorge/ Haymes Ltd. and dated March 7, 2005 and provided the final landscape plan is approved by he Department of Planning and Development.

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*

**CHAIRMAN**

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

**APPLICANT:** Archer Bank **CAL NO.:** 247-05-S  
**APPEARANCE FOR:** Dennis Austik **MAP NO.:** 28-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 3435 W. 111th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with three drive through lanes in a B3-1 Community Shopping District.

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10: 15

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

**THE VOTE**

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

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

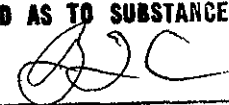
**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Pappageorge/ Haymes Ltd. and dated June 21, 2005 and provided the final landscape plan is approved by the Department of Planning and Development.

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Ted Bratsos/All Steel Structures, Inc.

**CAL NO.:** 248-05-A

**APPEARANCE FOR:**

**MAP NO.:** 6-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 629 W. Cermak Road

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to re-establish an off-premises sign which was removed several years ago in a PMD #11 Planned Manufacturing District.

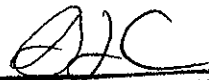
**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

2005 AUG - 3 A 10:15  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe			Recused
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:** Irene V. Vick

**CAL NO.:** 249-05-A

**APPEARANCE FOR:**

**MAP NO.:** 14-N

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 5704 S. Oak Park Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the 2nd dwelling unit constructed in 1976 within in a single family residence in an RS-2 Residential Single-Unit (Detached House) District..

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG -3 A 10:15

**THE VOTE**

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

**APPROVED AS TO SUBSTANCE**

*ADC*

**CHAIRMAN**

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

**APPLICANT:** Janina Zygula **CAL NO.:** 250-05-A

**APPEARANCE FOR:** Same **MAP NO.:** 11-L

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 4406 N. Milwaukee Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to operate an employment agency (health care services) in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

2005 AUG - 3 A 10: 15  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

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

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

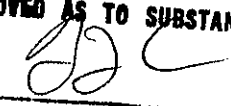
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an B1-1 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact :the appellant wishes to operate a health care employment agency; she will recruit people to be independent contractors who she will send to care for home bound people; she does not appear to have any experience in this area, she believes she has the ability to learn as the business grows; the employment agency use is allowed in a B3 district and the current zoning is a B1 district; the Board agrees with the Zoning Administrator and believes this business should be located elsewhere. The appeal is denied

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Keith Miller

**CAL NO.:** 251-05-A

**APPEARANCE FOR:**

**MAP NO.:** 7-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 2523 N. Campbell Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2-story 5 dwelling unit building in, an RS-3 Residential Single-Unit (Detached House) District, three dwelling units or more not a permitted use until an RT-3.5 Zoning District per section 17-2-0200.

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005


ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 AUG - 3 A 10:15

**THE VOTE**

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

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

**APPROVED AS TO SUBSTANCE**


---

**CHAIRMAN**

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

**APPLICANT:** David M. Taylor **CAL NO.:** 252-05-A

**APPEARANCE FOR:** Jessica Boudreau **MAP NO.:** 7-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 3124 N. Southport Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the subdivision of an improved zoning lot containing two separate residential buildings; the new lot shall be the east 72.5 feet of Lot #115 in an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**

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

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:15

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

APPRIMATIVE	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 July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an RS-3 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 purchased the building at the rear of this lot on June 18, 2001; the front half of the lot was divided and sold on July 17, 1975; the party who divided the zoning lot is not available to be held responsible; the Board will allow the division of the improved zoning lot at the east 72.5 feet of lot 115.

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Burling 1731 LLC **CAL NO.:** 253-05-S  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 5-F  
**APPEARANCES AGAINST:** Thomas Ward **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 725 W. Willow Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 5-story residential addition to an existing 2-story residential building which will have a residential use below the 2nd floor in a B1-3 Neighborhood Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

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

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

ZONING BOARD OF APPEALS  
 ROOM 905 CITY HALL  
 AUG - 3 A 10:15

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has purchased a church with a rectory attached. The church will be removed and a 5 unit residential addition will be connected to the rectory for a total of 6 dwelling units; the applicant shall construct a 5-story residential addition to an existing 2-story residential building which will have a residential use below the 2nd floor; one objector was present at the time hearing; the objector stated that he is against allowing residential use below the second floor because he feels that Willow street should remain more of a business street that is geared to business use than residential use. He also stated that by allowing residential use below the second floor, a precedent may be set among developers and his business would ultimately be affected by the lack of other businesses on the street; the Board will allow residential use below the second 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 Planing 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**

*[Signature]*

**CHAIRMAN**

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

**APPLICANT:** Burling 1731 LLC **CAL NO.:** 254-05-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 5-F  
**APPEARANCES AGAINST:** Thomas Ward **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 725 W. Willow Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, proposed 5-story residential addition to an existing 2-story residential building whose rear yard set back shall be zero instead of 30', to reduce the reverse corner lot set back to zero instead of 34' to meet the required 50% front yard at the existing RT4.5 District abutting the rear yard on the corner of lot and to increase the height of the building to 54'-11" instead of 50'.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

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

2005 AUG - 3  
 BOARD OF APPEALS  
 R-806 CITY HALL

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

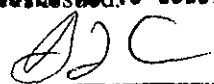
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has approved the residential use below the second floor for a 6 dwelling unit building in case # 253-05-S; the applicant shall establish 5-story residential addition to an existing 2-story residential building whose rear yard set back shall be zero; to reduce the reverse corner lot set back to zero to meet the required 50% front yard at the existing RT4.5 District abutting the rear yard on the corner of lot and to increase the height of the building to 54'-11"; one objector was present at the time hearing; the objector stated that he is against allowing residential use below the second floor because he feels that Willow street should remain more of a business street that is geared to business use than residential use He also stated that by allowing residential use below the second floor, a precedent may be set among developers and his business would ultimately be affected by the lack of other businesses on the street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 255-05-Z  
**APPEARANCE FOR:** Terry Diamond **MAP NO.:** 18-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 15, 2005  
**PREMISES AFFECTED:** 7240 S. Wabash Avenue/ 7257 S. State \*

**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, proposed 2-story addition to an existing 2-story public school whose front yard shall be 12.67' instead of 20' and to reduce the west yard set back to 9'-9" instead of 15'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10: 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 July 15, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 27, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has previously granted this use in case # 255-03-Z. The applicant has allowed this use to lapse and now wishes to build the addition to a Chicago Public school. The Board will adopt the record in case 255-03-Z and will again grant the same variation; the applicant shall construct a 2-story addition to an existing 2-story public school whose front yard shall be 12.67' and to reduce the west yard set back to 9'-9"; 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:** First National Bank of Wheaton **CAL NO.:** 256-05-S  
**APPEARANCE FOR:** Paul Kolpak **MAP NO.:** 15-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 15, 2005  
**PREMISES AFFECTED:** 5745 N. Milwaukee Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive through facility in a B3-1 Community Shopping District.

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10: 15

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

**THE VOTE**

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

**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Robert Lizzo and dated August 28, 2004 and provided the final landscape plan is approved by the Department of Planning and Development.

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



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

**APPLICANT:** Charles Bennett **CAL NO.:** 257-05-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 7-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 2452-54 N. Kedzie Boulevard/3209-17 W. Altgeld Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed rear steel stair case whose south side yard set back shall be zero instead of 4.24'.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

2005 AUG - 3 A 10:15  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

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


**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a rear steel stair case to replace the old wooden stairs whose south side 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**  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Bickerdike Redevelopment Corporation **CAL NO.:** 258-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:** July 15, 2005  
**PREMISES AFFECTED:** 2749-61 W. Division Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, proposed 4-story 30 affordable residential unit building, whose required rear yard set back shall be zero instead of 30', to waive the one required 10' x 25' loading berth, to eliminate the 15 required bicycle parking spaces and to eliminate the required parking lot landscaping.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

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

2005 AUG - 3  
 BOARD OF APPEALS  
 R-806 CITY HALL

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

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 30 affordable residential unit building, whose required rear yard set back shall be zero instead of 30', the one required 10' x 25' loading berth shall be waived, the 15 required bicycle parking spaces and the required parking lot landscaping shall be eliminated; 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:** Alan Erik Corp. **CAL NO.:** 259-05-A  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 1100 N. Paulina Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 42 unit Single Room Occupancy building to be converted to a 8 dwelling unit building with no on-site parking in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.\*

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

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

2005 AUG - 3 A 10:15  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

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

**THE RESOLUTION:**


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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an RT-4 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The property was formerly a hotel which was converted to a 42 unit single room occupancy building. The appellant wishes to convert the SRO into 8 dwelling units. The building covers the lot and there is no room to provide for any parking spaces. The eight dwelling units will occupy the same space as the 42 SRO units. The Board finds this to be a re-adapted use of a structure. The number of people in the building will be significantly reduced. The Board will allow eight (8) dwelling units to be established. A building permit must be issued in concert with this resolution.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

\* Amended at Hearing

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

**APPLICANT:** Alan Erik Corp. **CAL NO.:** 260-05-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 July 15, 2005  
**PREMISES AFFECTED:** 1100 N. Paulina 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 42 unit Single Room Occupancy building to be converted to a 8 dwelling unit building with no on-site parking whose front yard set back shall be zero instead of 15' for a 2-story fire escape in the front yard.\*

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

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

2005 AUG - 3  
 BOARD OF APPEALS  
 R-806 CITY HALL

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

**THE RESOLUTION:**

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


WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted the conversion to 8 dwelling units in case #259-05-A. The applicant shall convert at 42 unit Single Room Occupancy building into an 8 dwelling unit building with no on-site parking whose front yard shall be zero for a 2 story fire escape in the front yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Peppercorn Capital, LLC

**CAL NO.:** 261-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 15-N

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 5724 N. Newcastle Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a SD #1 Special District, the division of an improved lot for a proposed 2-story single family residence whose front yard shall be 20' instead of 30', to reduce the minimum lot area to 7,256.93 sq. ft. instead of 7,500 sq. ft. and to reduce the minimum lot's frontage to 50' instead of 60'.

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

2005 AUG - 3 A 10:15  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Peppercorn Capital, LLC

**CAL NO.:** 262-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 15-N

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 5726 N. Newcastle Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a SD #1 Special District, the division of an improved zoning lot for a proposed 2-story single family residence whose front yard shall be 20' instead of 30', to reduce the minimum lot area to 7,164 sq. ft. instead of 7,500 sq. ft. and to reduce the minimum lot's frontage to 52' instead of 60'.


**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

**THE VOTE**

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

2005 AUG - 3 A 10: 16  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

**APPROVED AS TO SUBSTANCE**

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

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

**APPLICANT:** Clear Channel Outdoor, Inc. **CAL NO.:** 263-05-A  
**APPEARANCE FOR:** James Novi **MAP NO.:** 15-J  
**APPEARANCES AGAINST:** Maurice Albin **MINUTES OF MEETING:** July 15, 2005  
**PREMISES AFFECTED:** 6207-31 N. Pulaski Road

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of 4 sign board, back to back and double stacked to replace a sign located 105' distant from the original location upon the railroad's right of way in a C1-1 Neighborhood Commercial District.

**ACTION OF BOARD--**

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

**THE VOTE**

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:15

	AFFIRMATIVE	NEGATIVE	ABSENT
Recused			
X			
X			
X			
X			

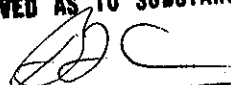
**THE RESOLUTION:**

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 July 15, 2005; and

WHEREAS, the district maps show that the premises is located in an C1-1 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 had lawfully established a 4 sign board back to back and double stacked in 1974 at this location. A new church sought to be located to the south of the existing sign and with the consultation of Alderman Larino the sign company agreed to remove its sign and relocate 96 feet further north of the original site. The appellant removed the existing sign before the new site had been acquired. The new site could not be leased and now the appellant wishes to replace the signs which were voluntarily removed. The appellant voluntarily sent notification of this appeal to records of owner within 250 of the subject site. The Alderman and the church have supported the re-establishment of the signs at the old location. Objectors to the appeal stated that the lighted signs would be to close to the driveway of a commercial use and to the residential units across the street. The lighting and the sign would be a distraction and a nuisance to the area. The Board notes that the lighted sign had existed approximately 29 years at this location. The Board will reverse the decision of the Zoning Administrator and allow the same size signs to be re-established with the same or similar lighting that existed on the old sign.

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

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

**APPLICANT:** Arlene Dziekowski

**CAL NO.:** 264-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 1644 N. Hermitage Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the erection of a 9 foot wooden fence on the south side of the rear yard whose south side yard set back shall be zero instead of 3'.

**ACTION OF BOARD--**  
CASE CONTINUED TO SEPTEMBER 16, 2005

2005 AUG - 3 A 10: 10  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 ZONING

**THE VOTE**

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

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

**APPROVED AS TO SUBSTANCE**

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



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

**APPLICANT:** Henry's Sober Living House

**CAL NO.:** 265-05-S

**APPEARANCE FOR:**

**MAP NO.:** 18-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 7143 S. Harvard Avenue

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

**ACTION OF BOARD--**

CASE CONTINUED UNTIL OCTOBER 21, 2005

**THE VOTE**

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

**APPROVED AS TO SUBSTANCE**

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

2005 AUG - 3 A

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

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

**APPLICANT:** Wahib Merchant **CAL NO.:** 266-05-Z  
**APPEARANCE FOR:** Beata Bukranova **MAP NO.:** 15-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 6318 N. Clark Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a proposed billiard hall (Public Place of Amusement) within 125 feet of an RS-3 Residential Single-Unit (Detached House) District.

**ACTION OF BOARD--**  
**VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:30

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be allowed to establish a billiard hall (Public Place of Amusement) within 125 feet of an RS-3 Residential Single-Unit (Detached House) District. the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



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

**APPLICANT:** Standard Bank & Trust Company **CAL NO.:** 267-05-S

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

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 3135 N. Broadway

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed bank on the 1st floor on a pedestrian retail street, which the proposed use is within 600 feet of an existing bank, saving and loan associations or credit union.

**ACTION OF BOARD--**  
CASE CONTINUED TO AUGUST 19, 2005

**THE VOTE**

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

2005 AUG - 3 A 11 16  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

	APPROVATIVE	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:** Wendy's International, Inc.

**CAL NO.:** 268-05-S

**APPEARANCE FOR:**

**MAP NO.:** 13-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 5130 N. Cicero 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 fast food restaurant with drive through in a B3-1 Community Shopping District.

**ACTION OF BOARD--**  
CASE CONTINUED TO OCTOBER 21, 2005

**THE VOTE**

ZONING  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:11

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**

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** Robin Shoffner **CAL NO.:** 269-05-S  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** June Bolden, Harold Parker **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 3150 S. Prairie Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 5 private passenger automobiles, in an RM-5 Residential Multi-Unit District, to serve an existing 5 dwelling unit building located at 3144 S. Prairie.

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

**THE VOTE**

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

2005 AUG - 3  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL

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

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off site parking lot for 5 private passenger automobiles to serve an existing dwelling unit at 3144 S. Prairie; the developer of the existing 6 dwelling unit building created a zoning lot of record and then sold a portion of the empty lot to the applicant. The developer placed 5 parking spaces on the empty lot. The applicant is seeking to divide the improved zoning lot to construct a new 2 dwelling unit building. The division of the lot will require the 5 remaining parking spaces to be established as an off site accessory parking with the right of easement to exit into the alley. There were two objectors present, both objectors were concerned about the loss of their deeded parking space; Ms. Bolden was concerned about the size of her handicapped space and stated that because of the way the lot was re-striped her space is now too close to the gear box (of the moving gate) and she does not have enough space to exit or enter her vehicle. The Board finds in favor of the division of the zoning lot as long as the existing five parking spaces are deeded to the unit owners in the existing building at 3144 S. Prairie. These owners shall also have easement rights granted to them to traverse the rear of 3150 S. Prairie so they may exit from their parking spaces to the alley; 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.

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

  
 CHAIRMAN

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

**APPLICANT:** Robin Shoffner **CAL NO.:** 270-05-Z  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 8-E  
**APPEARANCES AGAINST:** June Bolden, Harold Parker **MINUTES OF MEETING:**  
July 15, 2005  
**PREMISES AFFECTED:** 3144-50 S. Prairie 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 division of an improved zoning lot, the property at 3144 S. Prairie shall have a zero south side yard instead of 3', the total side yard combination shall be zero instead of 7'; the property at 3150 S. Prairie shall have a 3' north side yard and a zero south yard for a combined total yard of 3' instead of 7' and to reduce the rear yard open space to zero instead of 255 sq. ft..

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 AUG - 3 A 10:10

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

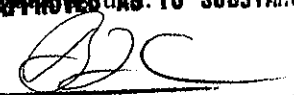
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted the division of the zoning lot in case # 269-05-S. The property at 3144 S. Prairie shall have a zero south side yard and a total combined side yard of zero; the property at 3150 S. Prairie shall have a 3' north side yard and a zero south side yard and to reduce the rear yard open space to 225 square feet placed upon the open rear deck. This common space shall be accessible by both unit owners; 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**

  
 \_\_\_\_\_  
 BLC

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

APPLICANT: Tiny's

CAL NO.: 490-04-S

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
July 15, 2005

PREMISES AFFECTED: 1821 W. Addison Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed tavern in a B4-1 Restricted Service District.

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  
2005 AUG -3 A 10:16

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Tiny's

**CAL NO.:** 491-04-Z

**APPEARANCE FOR:**

**MAP NO.:** 9-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
July 15, 2005

**PREMISES AFFECTED:** 1821 W. Addison Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a proposed tavern with a reduction of the required transitional yards from 2.5' on the south and the elimination of the required 20' as an extension of the front yard in an R4 General Residence District.

**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  
2005 AUG - 3 A 10: 16

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**