

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

APPLICANT: G.B. Illinois 2, LLC **CAL NO.:** 01-07-S

APPEARANCE FOR: Richard Toth **MAP NO.:** 26-F

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

PREMISES AFFECTED: 735-57 W. 103rd Street/10301-11 S. Halsted Street/
10300-10 S. Emerald 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 retail drug store with drive thru in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:00

THE VOTE

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

THE RESOLUTION:

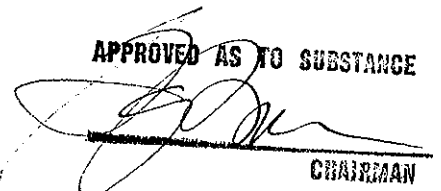
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

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 drug store 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 prepared by V3 companies dated May 24, 2006 and the elevation drawings prepared by Archideas, dated March 29, 2006 and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chinatown Smoke Shop, Inc.

CAL NO.: 02-07-S

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 209 W. 23rd 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 tattoo and body piercing facility in a B3-3 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:47

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eileen M. Naughton **CAL NO.:** 03-07-Z
APPEARANCE FOR: Same **MAP NO.:** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 5846 W. Giddings Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence, whose total combined side yards shall be 3.93' (2.93' on the west and 1' on the east) instead of a combined 5' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:47

THE VOTE

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

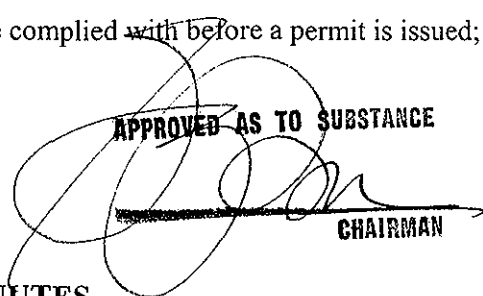
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 2nd floor addition to an existing single family residence, whose total combined side yards shall be 3.93' (2.93' on the west and 1' on the east); 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: Zafar Iqbal Sheikh **CAL NO.:** 04-07-S
APPEARANCE FOR: William Hennessy **MAP NO.:** 14-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 1224 W. 59th 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 gasoline service station and mini-mart in a M1-1 Limited Manufacturing/Business Park District. The property is divided into two parcels, one parcel contains a retail structure and other parcel will be this service station.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 001 FEB 20 A 8:47

THE VOTE

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

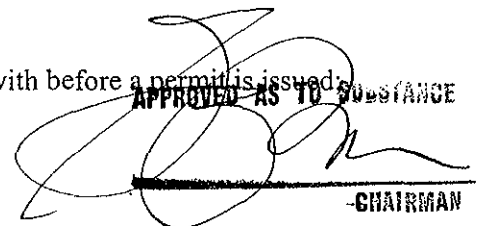
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a gasoline service station and mini-mart. The property is divided into two parcels, one parcel contains a retail structure and other parcel will be the service station. the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gasoline service station provided it is constructed consistent with the layout and design (for the gas station only) represented on the site plan and elevation drawings prepared by Phillip R. Cohen Associates dated August 24, 2004 and provided the applicant complies with the strip center review requirements of Section 17-9-0116 of the Chicago Zoning 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: Adolfo Rodriguez **CAL NO.:** 05-07-Z
APPEARANCE FOR: Same **MAP NO.:** 10-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 601 W. 43rd Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose front yard shall be zero, the east* and west* yard shall be zero each instead of a combined 5' with neither yard less than 2'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:45

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

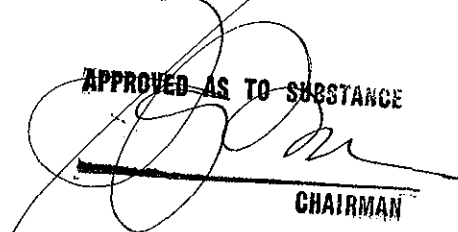
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor addition whose front yard shall be zero, the east* and west* yard 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.

* Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Clippers Inc. **CAL NO.:** 6-07-S
APPEARANCE FOR: Brandon Smith **MAP NO.:** 20-H
APPEARANCES AGAINST: Marie Tyse, Mae Flowers, **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 8532 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B1-1 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:14

THE VOTE

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

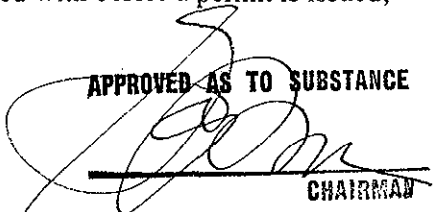
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case stated that they are opposed to the establishment of this business at this location because they feel that it will contribute to the crime in the community. The objectors also stated that they feel there is an over abundance of beauty and barber shops in the area and that people tend to loiter around these establishments. The applicant stated that he will be providing a service that is currently not offered by other shops in the area and that his shop will be a full service up-scale barber shop; the applicant will establish a barber shop; the testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: M.N.R.N.M., LLC **CAL NO.:** 7-07-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 5931 S. Kedzie 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 thru facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:4

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

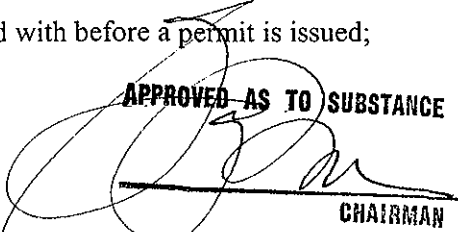
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; 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 fast food restaurant with a drive thru facility; the Board notes that this case was previously heard in Cal. No. 137-03-S and a that a special use was granted; 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-facility provided landscaping and fencing are installed consistent with landscape plan prepared by Daniel Weinbach & Partners, Ltd. as approved by the Department on June 26, 2003. The Department notes that the Board previously approved a special use for a drive thru restaurant at this address on April 25, 2003 (Cal. No. 137-03-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: 1st Christian Charismatic Church

CAL NO.: 08-07-A

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 3834 W. Wrightwood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a variation for an existing church without on site parking in an RS-3 Residential Single-Unit (Detached House) District. The applicant claims the church was constructed in 1940. City Department Public Works records states the property was a grocery store in 1953. The Zoning Administrator requires the church to provide required parking before it may expand.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

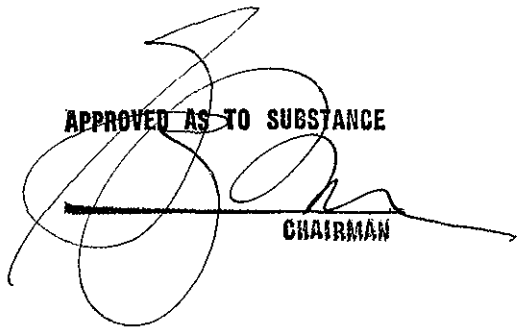
THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A @ 47

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 1st Christian Charismatic Church

CAL NO.: 09-07-Z

APPEARANCE FOR:

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 3834 W. Wrightwood Avenue

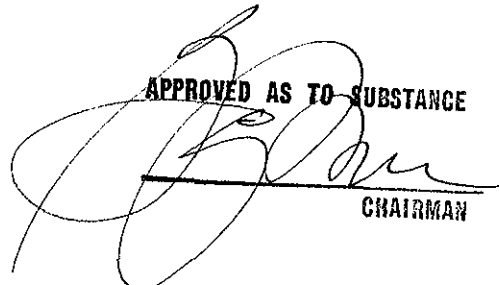
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story front addition whose front yard shall be zero instead of 20'.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL
2007 FEB 20 A 8:47

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Raul Munoz **CAL NO.:** 10-07-Z
APPEARANCE FOR: Leonard S. Whitcup **MAP NO.:** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 2621-23 S. Harding Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, the establishment of an off-site parking lot for private passenger automobiles to fulfill the requirements for a Laundromat located at 3915-17 W. 26th Street.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:47

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 off-site parking lot for private passenger automobiles to fulfill the requirements for a Laundromat located at 3915-17 W. 26th 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

[Signature]

 CHAIRMAN

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

APPLICANT: G.B. Illinois2, LLC **CAL NO.:** 11-07-S
APPEARANCE FOR: Richard Toth **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 3943-57 W. 63rd Street/6301-43 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive thru facility in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

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

ZONING BOARD OF APPEALS
 ROOM 905, CITY HALL
 JAN 20 9:47 AM

THE RESOLUTION:

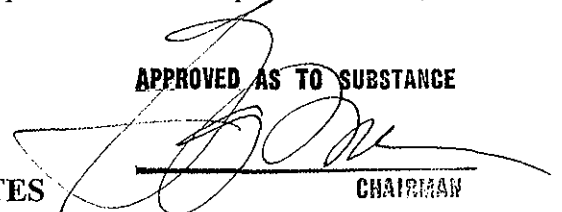
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-thru facility, provided it is constructed consistent with the layout and design represented on the site plan prepared by V3 Companies and dated January 11, 2007, and the elevation drawings prepared by Archideas, dated January 18, 2007 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: Assetou Doumbia **CAL NO.:** 12-07-S
APPEARANCE FOR: William Hennessy **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 3705 W. Division Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a hair braiding salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 10:00 FEB 20 A 8:47

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

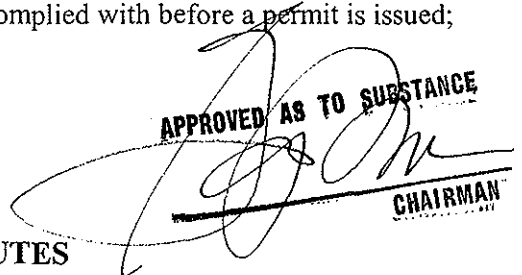
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; 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 hair braiding salon; the testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Juan Carlos Rivera **CAL NO.:** 13-07-S
APPEARANCE FOR: Laura Konwinski **MAP NO.:** 9-1
APPEARANCES AGAINST: Luka Alenpijevic, Elsy Santos **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 2946 W. Belmont Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B2-2 Neighborhood Mixed-Use District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:47

THE VOTE

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

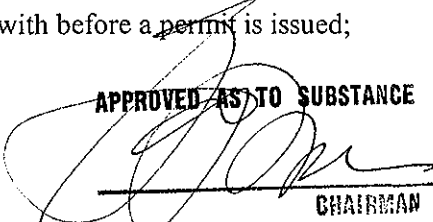
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that he is concerned that if the applicant is permitted to move from his current location to the new location the unoccupied store may become another beauty shop and that would be increased competition for his tenant that operates a beauty shop. The applicant stated that he currently operates a barber shop is relocating to a shop just across the street from his current location; the testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Holy Nativity Romanian Orthodox Church **CAL NO.:** 14-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 15-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 5811-27 N. Mozart Street/2814-24 W. Ardmore 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 church whose front yard shall be zero instead of 20', north side yard shall be 8.5', south side yard shall be 5.77' instead of 35' (which is set at 50% of the height of the church at 70'), reduce the rear yard to 1'-3" instead of 37.2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:47

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

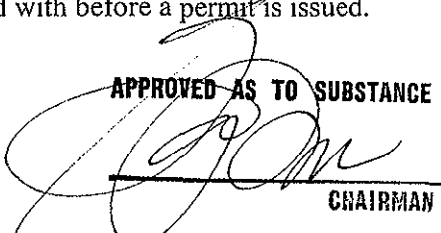
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 church whose front yard shall be zero, north side yard shall be 8.5', south side yard shall be 5.77' (which is set at 50% of the height of the church at 70'), reduce the rear yard to 1'-3"; 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: Holy Nativity Romanian Orthodox Church **CAL NO.:** 15-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 15-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 5835 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 109 private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve the parking requirement for a church.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:47

THE VOTE

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

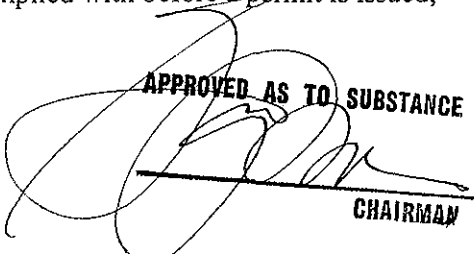
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for 109 private passenger automobiles, to serve the parking requirement for a 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): The Department of Planning and Development recommends approval of the proposed off-site parking arrangement.

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: Holy Nativity Romanian Orthodox Church **CAL NO.:** 16-07-S

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

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

PREMISES AFFECTED: 5816-26 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church located at 2814 W. Ardmore.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

ZONING BOARD OF APPEALS
 806 CITY HALL
 17 FEB 20 A 8:47

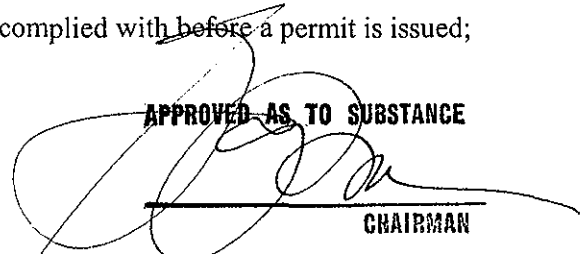
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for private passenger automobiles, to serve a church located at 2814 W. Ardmore; 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 recommend approval of the proposed off site 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: Holy Nativity Romanian Orthodox Church **CAL NO.:** 17-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 15-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 5816-26 N. Mozart 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, the establishment of an off-site parking lot for private passenger automobiles whose front yard shall be zero instead of 30' and to waive the 7' landscaping requirement. The property will not be landscaped on the Mozart Street side.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:40

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 private passenger automobiles whose front yard shall be 7' instead of 30'; The applicant must also provide the required landscaping; 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: Maria Cardoso **CAL NO.:** 18-07-S
APPEARANCE FOR: Lorraine Granger **MAP NO.:** 14-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 5536 S. Pulaski Road

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

BOARD OF APPEALS
 ROOM 905 CITY HALL
 FEB 20 A 8:45

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; 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; the testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of he 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: Hunter Parking Inc. **CAL NO.:** 19-07-S
APPEARANCE FOR: Thomas Canepa **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 2141 S. Indiana 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 fee parking lot in a DX-3 Downtown Mixed-Use District. The current use contains a bank with parking.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:46

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

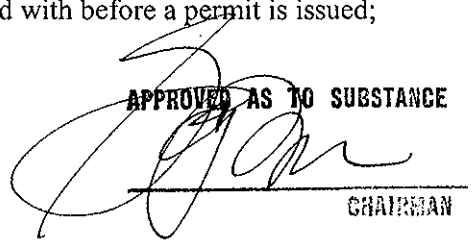
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

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 non-accessory fee parking lot; the lot is shared with a bank and may operate only during non- bank hours; 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 non- accessory parking lot provided the hours of operation are limited to the following non banking hours: Monday- Thursday, 6:00 p.m to 12:30 a.m; Friday, 6:30 p.m. to 12:30 a.m.; Saturday 12:30p.m to 12:30 a.m; and Sunday, 8:00a.m to 12:30a.m.

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: Talbott Associates, L.P. **CAL NO.:** 20-07-Z
APPEARANCE FOR: Scott Borstein **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 16-20 E. Delaware

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, a proposed 1-story addition to an existing hotel whose floor area shall be increased by not more than 10% (12,391 sq. ft.) of the floor areas which existed 50 years prior to the passage of this ordinance.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:24

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

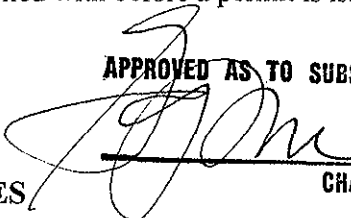
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; and

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 construct a 1-story addition to an existing hotel whose floor area shall be increased by not more than 10% (12,391 sq. ft.) of the floor areas which existed 50 years prior to the passage of this ordinance; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: The Latino Chicago Theater **CAL NO.:** 21-07-S

APPEARANCE FOR: Scott Borstein **MAP NO.:** 4-I

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

PREMISES AFFECTED: 2612-20 W. Ogden 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 community center (neighborhood cultural center) in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:18

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

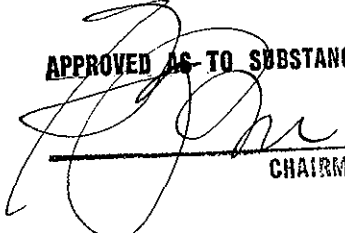
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; 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 community center (neighborhood cultural center); 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 community/ cultural center.

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: Rana Shirazi **CAL NO.:** 22-07-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 17-H

APPEARANCES AGAINST: Dimos Tsavieas **MINUTES OF MEETING:**
January 19, 2007

PREMISES AFFECTED: 2140 W. Devon Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-5 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:48

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

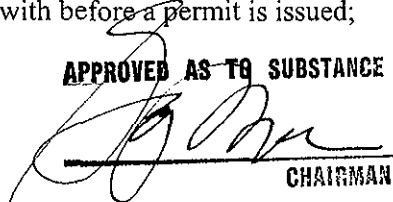
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case stated that his wife owns a salon on the same building where the applicant currently operates her business. The objector stated that he is worried about potential competition. The testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; The applicant is relocating to a location that is actually further from the objector's establishment. The applicant shall be permitted to establish a beauty salon. the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Lu Bin Chen **CAL NO.:** 23-07-A
APPEARANCE FOR: Same **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 1635 W. 35th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a driveway and garage door to be accessed from the side street. The ordinance states garage access shall be directly off an improved alley. The house is under construction and the permit shows a parking pad accessed from the alley in an RS-3 Residential Single-Unit (Detached House) District. There is a utility pole in the alley which may be moved to allow alley access to the garage.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 9:48

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

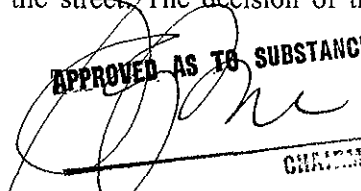
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case stated that they are unable to access their garage from the alley because a utility pole and cables are obstructing the entrance. They stated that they have contacted the utility companies and that they were told that they would have to assume the cost of relocating the cables and would then be quoted a price to move the pole. They were informed that the fee to move the cables only would be upwards of \$10,000. The Board will permit the appellant to access their garage from the street. The decision of the Zoning Administrator is reversed.


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Daystar School **CAL NO.:** 24-07-S
APPEARANCE FOR: Scott Borstein **MAP NO.:** 4-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 1550 S. State Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an elementary school in a DS-5 Downtown Service District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 001 FEB 20 A 9:40

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; 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 elementary school; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed elementary school provided the applicant maintains a minimum of 7 off- street parking spaces for faculty and 13 designated drop-off spaces.

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Atanas Ivakimov **CAL NO.:** 25-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 2301 N. Campbell 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 conversion of a commercial building to a 2-story single family residence whose combined side yards shall be 1'-3" (6" on the south and 9" on the north) instead of 6.5' with neither yard less than 2.63' and to reduce the rear yard to zero instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:48

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

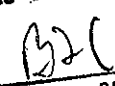
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 convert a commercial building to a 2-story single family residence whose combined side yards shall be 1'-3" (6" on the south and 9" on the north) and to reduce the rear yard to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Compass Properties, Inc.

CAL NO.: 26-07-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 1849 N. Winnebago Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-1 Limited Manufacturing/Business Park District, a proposed 3 1/2-story 2 dwelling unit town home whose front yard shall be zero instead of 8.85' (in order to allow for a patio pit) and to reduce the rear yard open space to zero instead of 195 sq. ft..

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:48

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: EDMR, Oakley Street LLC **CAL NO.:** 27-07-Z

APPEARANCE FOR: Gary Wigoda **MAP NO.:** 5-H

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

PREMISES AFFECTED: 2153 N. Oakley

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose minimum lot size shall be 2,400 sq. ft. instead of 2,500 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2007 FEB 20 A 9:14

THE VOTE

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

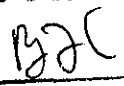
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 minimum lot size shall be 2,400 sq. ft.: the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: EDMR, Oakley Street LLC **CAL NO.:** 28-07-Z

APPEARANCE FOR: Gary Wigoda **MAP NO.:** 5-H

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

PREMISES AFFECTED: 2155 N. Oakley

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose minimum lot size shall be 2,400 sq. ft. instead of 2,500 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A

THE VOTE

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

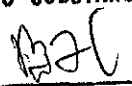
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 minimum lot size shall be 2,400 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Kirk Zapp **CAL NO.:** 29-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 1219 W. Fletcher 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), a rear 3rd floor addition to an existing single family residence, whose combined side yards shall be 3.35' instead of 5' (.28' on the west and 3.07' on the east).

**ACTION OF BOARD--
 VARIATION GRANTED**
 BOARD OF APPEALS
 R-806-CITY HALL
 2007 FEB 20 10:55 AM

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; 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 3rd floor addition to an existing single family residence, whose combined side yards shall be 3.35' (.28' on the west and 3.07' on the east); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZV

CHAIRMAN

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

APPLICANT: Dirk Riekse and Julia Egan **CAL NO.:** 30-07-Z
APPEARANCE FOR: Andrew Scott **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 333 W. Barry Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RM-5 Residential Multi-Unit District, a division of an improved zoning lot, the existing 2-story building will be converted into a single family residence and a 3-story addition will be added. The building shall have a zero east and west side yard instead of a combined 7.68' with neither yard less than 5'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

BOARD OF APPEALS
 -805 CITY HALL
 JAN 20 9 48 AM '07

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot. The existing 2-story building will be converted into a single family residence and a 3-story addition will be added. The building shall have a zero east and west 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 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

BZC

CHAIRMAN

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

APPLICANT: Belmont Bank & Trust **CAL NO.:** 31-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-P
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 8250 W. Belmont Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with drive thru facility in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:48

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting Held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; this case was previously heard in calendar number 11-05-S and 12-05-Z. The applicant shall be permitted to establish a bank with a drive thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility, provided that it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Griskelis, Young, Harrell and dated November 30, 2006. The Department notes that the Board previously approved a special use for an identical application at this address on January 21, 2005 (Cal. No. 11-05-S).

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Belmont Bank & Trust **CAL NO.:** 32-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-P
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 8250 W. Belmont Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed bank with drive thru facility whose front yard set bas is zero instead of 7.5'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:48

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; this case was previously heard in calendar number 11-05-S and 12-05-Z. The applicant shall construct a bank with drive thru facility whose front yard set back is zero instead of 7.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Mat

CHAIRMAN

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

APPLICANT: American Eagle Bank of Chicago

CAL NO.: 33-07-S

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 19, 2007

PREMISES AFFECTED: 2255 N. Western Avenue

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

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:48

APPROVED AS TO SUBSTANCE

BZC

CHAIRMAN

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

APPLICANT: Joseph E. Wanner **CAL NO.:** 34-07-A
APPEARANCE FOR: Richard Zulkey **MAP NO.:** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 8509 S. Escanaba Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a commercial unit for a dwelling unit 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
 806 CITY HALL
 FEB 20 A 8:48

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case is seeking a substitution of use. The appellant stated that the building had been a store with an apartment on the second floor. The appellant stated that the commercial use had been abandoned many years ago. The appellant shall be permitted to substitute the commercial use for residential use. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Murray Builders, Inc. **CAL NO.:** 35-07-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 20-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 3745-49 W. 84th Place
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 3 dwelling unit town house whose front yard set back (to allow access to a private garage) to be 1'-6" instead of 20'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:48

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE

MJC

CHAIRMAN

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

APPLICANT: Murray Buildinger, Inc. **CAL NO.:** 36-07-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 20-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 3802-06W. 85th Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 3 dwelling unit town house whose front yard set back (to allow access to a private garage) to be 1' instead of 20'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:4

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Lawrence Hall Youth Services **CAL NO.:** 37-07-A
APPEARANCE FOR: Graham Grady **MAP NO.:** 19-H
APPEARANCES AGAINST: Endy Zemenides **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 1715 W. Chase Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the use to be classified as a family community home in an RS-3 Residential Single-Unit (Detached House) District. Presently, 5 females, under the age of 18 years of age, live in this residential building. There is also staffing which supervises the five people.

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

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:46

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Lawrence Hall Youth Services has operated a home for females under the age of 18 years for many years. These females are housed in single family residence are a monitored by full time personnel. The residents are wards of the state who have been removed from their homes. The applicant believes these residents are disabled and each receives treatment for their problems.

The applicant states that this location has been a family community home since 1972. At the time a predecessor organization called Mary Bartelme Homes operated the same use, namely an institution for children. The applicant's witness stated that the residents are not required to leave upon reaching their 18th birthday and are permitted to stay as long as they wish. There is no time limit to which the residents will be required to leave. During this time each is provided with assistance to allow them to cope with their disability. Testimony presented admits that the some residents may have caused problems to some of the neighbors but that these people have been transferred or have ceased to be a source of problems to the community. It was stressed that these residents come from abusive environments and the home provided by Lawrence Hall is a source of hope and treatment for their troubled lives.

Objectors were represented by counsel. Each next door neighbor stated that the residents of this home are a constant source of problems to the community.

APPROVED AS TO SUBSTANCE

B2C

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

MINUTES OF MEETING:

January 19, 2007

CAL NO.: 37-07-A

They also stated that residents are living at this home only temporarily and none live more than 2 to 5 years at the home. They have also met with the staff at a community meeting and were told that no one remains after their 19th birthday. They believe the residents are not required to attend counseling for their disabilities. The home has also been a source for police activity on many occasions. Finally, the community should not be burdened with a home of young people which lacks control from the in-house management. They stress this use is temporary and may not be considered a Family Community Home.

The Board hereby find the following facts: The residents of this house are allowed to stay as long as they wish to remain they come from what may be called an abusive environment which has placed them at risk. It is better that the residents are given the safety of this program. The appellant has not however provided a safe environment to its neighbors. The alderman has clearly stated the operators of this facility need to improve its relationship with its neighbors. The fact that it is providing a worthwhile service does not allow the appellant to ignore the needs of the neighborhood. The Board finds this is a single dwelling unit that complies with the regulations of an RS-3 zoning district and is occupied on a permanent basis by a group of not more than 8 unrelated persons with disabilities. The decision of the Zoning Administrator is reversed.

BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:49

APPROVED AS TO SUBSTANCE

BTC

CHAIRMAN

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

APPLICANT: Aspira Inc., of Illinois

CAL NO.: 38-07-S

APPEARANCE FOR:

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 3956 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a B1-1 Neighborhood Shopping District, to full the parking requirement for the trade school located at 3101 N. Pulaski.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

BOARD OF APPEALS
R-806 CITY HALL
2007 FEB 20 A 8:49

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Roger Keaton **CAL NO.:** 66-06-S

APPEARANCE FOR: Michael J. Roth **MAP NO.:** 11-J

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

PREMISES AFFECTED: 3960 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed service station with a fast food restaurant and drive through in a B2-2 Neighborhood Mixed-Use District.

**ACTION OF BOARD--
APPLICATION APPROVED**

RECEIVED
 BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:49

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gas station provided that it is constructed consistent with the layout and design represented on the site plan dated October 6, 2006, and the elevation drawings dated January 9, 2007 as prepared by Ronald P. Sorce Architects, P.C. 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

BJS

CHAIRMAN

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

APPLICANT: Roger Keaton **CAL NO.:** 67-06-Z

APPEARANCE FOR: Michael J. Roth **MAP NO.:** 11-J

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

PREMISES AFFECTED: 3960 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Neighborhood Mixed-Use District, a proposed service station and fast food restaurant with drive through whose area shall be 17,557 sq. ft. instead of 20,000 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:40

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a service station and fast food restaurant with drive thru whose area shall be 17,557 sq. ft. ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

MJC

CHAIRMAN

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

APPLICANT: DB Real Estate Assets I LLC

CAL NO.: 375-06-S

APPEARANCE FOR:

MAP NO.: 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 19, 2007

PREMISES AFFECTED: 1207 N. California Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed expansion of an existing fast food restaurant with drive-thru facility in a M1-1 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:49

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Aspira Inc., of Illinois **CAL NO.:** 405-06-S

APPEARANCE FOR: James Stola **MAP NO.:** 7-K

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

PREMISES AFFECTED: 4007 W. Barry Avenue

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an off-site accessory parking lot to serve the trade school at 3101 N. Pulaski; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

B2V

CHAIRMAN

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

APPLICANT: Dwayne Lawrence

CAL NO.: 438-06-A

APPEARANCE FOR:

MAP NO.: 6-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 2550 S. Wabash Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow interior parking spaces to be accessed from aisles which do not measure 22 feet. The aisles vary in widths from 18'-6" to 21'-6" within an existing building which is being converted to residential units. The indoor aisle width may be reduced to 20 feet if the parking space width is increased to 8.5 feet in width in a C1-5 Neighborhood Commercial District.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BOARD OF APPEALS
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APPROVED AS TO SUBSTANCE

BCL

CHAIRMAN

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

APPLICANT: Dwayne Lawrence **CAL NO.:** 453-06-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 6-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 2550 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 3-story 30 dwelling unit building with residential use (residential parking) below the 2nd floor in a C1-5 Neighborhood Commercial District.*

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 9:00

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 November 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish 3-story 30 dwelling unit building with residential use (residential parking) below the 2nd floor ; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground floor residential use provided the applicant improves the adjacent north- south alley to Chicago Department of Transportation standards and specifications.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING:

January 19, 2007

CAL NO.: 453-06- S

BOARD OF APPEALS
R-806 CITY HALL

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

APPROVED AS TO SUBSTANCE

Pat

CHAIRMAN

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

APPLICANT: Dwayne Lawrence **CAL NO.:** 454-06-Z

APPEARANCE FOR: Caroline Nash **MAP NO.:** 6-E

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

PREMISES AFFECTED: 2550 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-5 Neighborhood Commercial District, a proposed 3-story 30 dwelling unit building whose rear yard shall be zero instead of 30'. *

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:49

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 November 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 3-story 30 dwelling unit building whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

MINUTES OF MEETING:

January 19, 2007

CAL NO.: 454-06-Z

BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:49

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

APPROVED AS TO SUBSTANCE

Bzc

CHAIRMAN

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

APPLICANT: 2605-07 West North Avenue, LLC **CAL NO.:** 457-06-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2007
PREMISES AFFECTED: 2605-07 W. North Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 4-story 9 dwelling unit building whose minimum lot area shall be 8,100 sq. ft. instead of 9,000 sq. ft.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:49

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 November 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 4-story 9 dwelling unit building whose minimum lot area shall be 8,100 sq. ft; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING:

January 19, 2007

CAL NO.: 457-06-Z

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

BOARD OF APPEALS
R-806 CITY HALL

2007 FEB 20 A 8:50

APPROVED AS TO SUBSTANCE

Bac

CHAIRMAN

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

APPLICANT: Patrick Fitzgerald

CAL NO.: 458-06-Z

APPEARANCE FOR:

MAP NO.: 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2007

PREMISES AFFECTED: 621 W. Oakdale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 2-story rear addition to an existing 3-story house whose rear yard shall be 1' instead of 14.96', the east and west side yards shall be zero each instead of 2', the combined side yards shall be zero instead of 4.6' and to reduce the rear yard open space to zero instead of 75 sq. ft.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 23, 2007

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BOARD OF APPEALS
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APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

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

APPLICANT: Rasoul Esfahani **CAL NO.:** 468-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 844 S. Loomis Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2nd floor addition whose rear yard set back shall be 1' instead of 37', to reduce the total side yard combination to 0.5' and to reduce the required rear yard open space to 116.6 square feet. In order to allow a rear addition (980 square feet) to an existing 3 story building.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 9:00

THE VOTE

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

THE RESOLUTION:


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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor addition whose rear yard set back shall be 1'; to reduce the total side yard combination to 0.5' and to reduce the required rear yard open space to 116.6 square feet. In order to allow a rear addition (980 square feet) to an existing 3 story building; 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: Woman's Hair Studio **CAL NO.:** 506-06-A

APPEARANCE FOR: Evan Lofton **MAP NO.:** 1-L

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

PREMISES AFFECTED: 5408 W. Madison Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a beauty salon in a B3-2 Community Shopping District. There has been no license at this location since April of 2004. An established use expires 18 months after a business license lapses. The establishment of a beauty salon in a B3-2 is a Special Use.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:50

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006; and

WHEREAS, the district maps show that the premises is located in an B3-2 Community Shopping District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case state that she has been operating at this location for a number of years. She stated that when she went to renew her business license she was informed that her license had been suspended because of unpaid parking tickets that she was not aware of. The appellant stated that she has paid any monies that were due to the city and now wishes to re-instate her business license. The Board will permit the appellant to re- establish her business license at this location.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Paul and Sandra Saias **CAL NO.:** 512-06-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2007
PREMISES AFFECTED: 1843 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 proposed 3 ½-story single family residence whose front yard shall be 12' instead of 15', the combined side yards shall be 4.3' (1.3' on the north and 3.0' on the south) instead of 4.8' and to reduce the rear yard to 20' instead of 35'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:50

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	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 December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3 ½-story single family residence whose front yard shall be 12', the combined side yards shall be 4.3' (1.3' on the north and 3.0' on the south) and to reduce the rear yard to 20'; 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

BAC

CHAIRMAN

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

APPLICANT: T.S. Michigan, LLC **CAL NO.:** 533-06-Z

APPEARANCE FOR: Caroline Nash **MAP NO.:** 6-E

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

PREMISES AFFECTED: 2317 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-5 Downtown Mixed-Use District, a proposed 4-story rear addition to an existing residential and commercial building whose rear yard shall be zero instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 FEB 20 A 8:55

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

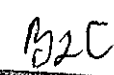
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2006; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN