

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

APPLICANT: McDonald's Corporation **CAL NO.:** 220-07-S
APPEARANCE FOR: Timothy Hinchman **MAP NO.:** 6-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 4334 W. 26th 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 1-story fast food restaurant with drive thru facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:31

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 29, 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 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 construction is consistent with the layout and design as illustrated on the site plan prepared by Infinit Dzines, Inc., dated November 22, 2006 and provided that 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

BAL

 CHAIRMAN

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

APPLICANT: Church of Scientology of Illinois,
an Illinois not-for-profit corporation **CAL NO.:** 232-07-S

APPEARANCE FOR: David T. Meek **MAP NO.:** 2-F

APPEARANCES AGAINST: Nicholas Cortesi, Enrique Perez **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 650 S. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious assembly within an existing 7-story building in a DX-12 Downtown Mixed-Use District.

ACTION OF BOARD--

APPLICANT HAS FAILED TO RECEIVE THREE AFFIRMATIVE VOTES
THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 11: 15

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
	X	
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 29, 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 has failed to receive three affirmative votes from the Board; pursuant to § 17-13-0907 The Zoning Board of Appeals is the final decision-making body on special use applications. A concurring vote of 3 members of the Zoning Board of Appeals is necessary to approve a special use application.

RESOLVED, that the aforesaid special use request be and it hereby is not approved due to the failure to receive 3 affirmative votes.

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

APPLICANT: Church of Scientology of Illinois,
an Illinois not-for-profit corporation

CAL NO.: 232-07-S

APPEARANCE FOR: Thomas Moore *Corrected*
DAW in Mick AT M

MAP NO.: 2-F

APPEARANCES AGAINST: Nicholas Cortesi, Enrique Perez

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 650 S. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious assembly within an existing 7-story building in a DX-12 Downtown Mixed-Use District.

ACTION OF BOARD--

APPLICANT HAS FAILED TO RECEIVE THREE AFFIRMATIVE VOTES

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9 27

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
	X	
	X	
X		

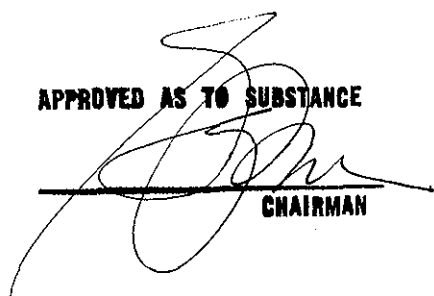
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 29, 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 has failed to receive three affirmative votes from the Board; pursuant to § 17-13-0907 The Zoning Board of Appeals is the final decision- making body on special use applications. A concurring vote of 3 members of the Zoning Board of Appeals is necessary to approve a special use application.

RESOLVED, that the aforesaid special use request be and it hereby is not approved due to the failure to receive 3 affirmative votes.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Lutheran Social Services of Illinois CAL NO.: 239-07-S

APPEARANCE FOR: MAP NO.: 15-H

APPEARANCES AGAINST: MINUTES OF MEETING: July 20, 2007

PREMISES AFFECTED: 6117 N. Hamilton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for recovering alcoholic in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD-- CASE CONTINUED TO AUGUST 17, 2007

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL
2007 JUL 20 A 9 31

APPROVED AS TO SUBSTANCE

BSC
CHAIRMAN

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

APPLICANT: Sara J. Johns **CAL NO.:** 243-07-S

APPEARANCE FOR: Hector Morales **MAP NO.:** 9-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 4764 1/2 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 psychic reader in a B3-1 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:32

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 29, 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 in this case stated that she had been operating at the current location . She stated that the zoning was changed and that she has been unable to operate because the current zoning requires a special use. The applicant shall be permitted to establish a psychic reading business; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

 CHAIRMAN

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

APPLICANT: Francisco J. Torres **CAL NO.:** 245-07-S

APPEARANCE FOR: Same **MAP NO.:** 4-H

APPEARANCES AGAINST: Elsie Gorski, Nancy Gorski **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 2240 W. Cermak Road

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUL 20 A 9:32

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 29, 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 had appeared when the this case was first heard in June 2007. They stated that they felt that there were already too many beauty/ barber shops in the area. The objector stated that her tenant operates a beauty shop in close proximity to the applicants site ;the applicant shall be permitted to 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 Applicant shall obtain a permit to convert a residence to a commercial use to memorialize this resolution. The Department of Planning and Development recommends approval of the proposed barber shop.

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

APPROVED AS TO SUBSTANCE

 BJC
 CHAIRMAN

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

APPLICANT: Michael P. Finedore **CAL NO.:** 259-07-A

APPEARANCE FOR: None **MAP NO.:** 15-N

APPEARANCES AGAINST: John Pikarski **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 5718 N. New Hampshire Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a rear building on a lot which contains two residential building in an RS-1 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:28

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
X		

THE RESOLUTION:


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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007; and

WHEREAS, the district maps show that the premises is located in an RS-1 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 property contains two residential buildings. The rear building is in need of remodeling. The new plan will add less than 100 square feet to the rear building. This unit will be occupied by the homeowner's relative. The Board will allow the expansion of the rear non-conforming dwelling unit. 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: G & C Electronics **CAL NO.:** 260-07-A

APPEARANCE FOR: Carlos Velasquez **MAP NO.:** 4-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007,

PREMISES AFFECTED: 2248 W. Cermak Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to issue a motor vehicle repair license within a building containing 1-dwelling unit and an electronic automotive store. The proposed use require 3 parking spaces but only 2 parking spaces exist in a B3-2 Community Shopping District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUL 20 A 9:28

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

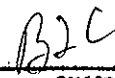
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007; 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 is requesting to establish a motor vehicle repair shop without the required parking. The appellant stated that his shop will operate by appointment only and that there should not be a problem in regards to parking at the site. The appellant will be permitted to eliminate one of the three required parking spaces.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: E-Z Tree Recycling, Inc. **CAL NO.:** 261-07-A

APPEARANCE FOR: **MAP NO.:** 16-D

APPEARANCES AGAINST: **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 7050 S. Dorchester Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a limited business license for a Class III recycling facility in an M1-2 Limited Manufacturing/Business Park District. A Class III recycling is permitted in an M3 district.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:28

APPROVED AS TO SUBSTANCE
B 26

CHAIRMAN

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

APPLICANT: Jungle Gym Inc. **CAL NO.:** 262-07-Z
APPEARANCE FOR: Lynette Aune **MAP NO.:** 26-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 2760 W. 111th Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a public place of amusement within 125 feet of an RS-3 district.

**ACTION OF BOARD--
 VARIATION GRANTED**

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

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 Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 public place of amusement within 125 feet of an RS-3 district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Irv Barr

CAL NO.: 263-07-S

APPEARANCE FOR:

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 753 N. Cicero Avenue

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

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 19, 2007

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL

2007 AUG 20 A 9:29

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Zafar Hussain **CAL NO.:** 264-07-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007.
PREMISES AFFECTED: 2670 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 8 dwelling unit and commercial building whose rear yard shall be zero instead of 30' and to reduce the minimum lot area to 7,345 sq. ft. instead of 8,000 sq. ft..

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:29

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 an 8 dwelling unit and commercial building whose rear yard shall be zero instead of 30' and to reduce the minimum lot area to 7,345 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: Ed Gobbo **CAL NO.:** 265-07-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 2-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 3100 W. Jackson Boulevard July 20, 2007

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 7'6" instead of 15' and to reduce the rear yard open space to 135 sq. ft. instead of 322 sq. ft.*

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:29

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 4-story 8 dwelling unit building whose front yard shall be 7'6" instead of 15' and to reduce the rear yard open space to 135 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.

* Amended at Hearing

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: New Life Covenant Pilsen Church

CAL NO.: 266-07-S

APPEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 2512 S. Oakley 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 religious facility with 72 seats in a C1-3 Neighborhood Commercial District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL
2007 AUG 20 A 9:29

APPROVED AS TO SUBSTANCE

BDC
CHAIRMAN

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

APPLICANT: Prosperity House, Inc. NFP

CAL NO.: 267-07-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 6620-22 S. Evans Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 34 females in RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2007 AUG 20 A 9:29

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: Elite Labor Services, Ltd. **CAL NO.:** 268-07-S
APPEARANCE FOR: Michael Hill **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 4953 N. 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 day laborer service in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:51

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIBLE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 day labor service; 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 day labor facility. The Department notes the applicant has been operating this establishment at a different location within the area, but is now moving it to the proposed site.

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: Elke McFarland **CAL NO.:** 269-07-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 1838 W. Wabansia Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose combined side yards shall be zero each.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUL 20 A 9:29

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DE JESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 combined side yards shall be zero each; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Michael A. Muzupappa **CAL NO.:** 270-07-Z
APPEARANCE FOR: Same **MAP NO.:** 13-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 7467 W. Gregory Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose rear yard shall be 5.45' instead of 22.49' and to reduce the combined side yards to 3' on the southeast with neither yard less than 7'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 2007 JUL 20 A 9:29

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 rear yard shall be 5.45' instead of 22.49' and to reduce the combined side yards to 3' on the southeast; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BDC

CHAIRMAN

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

APPLICANT: Mariana Singer **CAL NO.:** 271-07-S

APPEARANCE FOR: Thomas Moore **MAP NO.:** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 5642 N. Broadway

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 B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUL 20 A 9:29

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 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 recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Andy Gloor **CAL NO.:** 272-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 5-G
APPEARANCES AGAINST: Diane Levine, Greg Brewer, John Hurst **MINUTES OF MEETING:**
July 20, 2007.
PREMISES AFFECTED: 1920 N. Fremont 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 4-story single family residence whose combined side yards shall be 3' (zero on the north and 3' on the south) instead of 4.8' and the rear yard shall be zero instead of 35'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2007 AUG 20 A 9:29

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 wishes to construct a 3 story single family residence. The building will contain a continuous foundation from the front of the property to the rear attached garage. The building will maintain a zero north side yard and three feet on the south. Since the garage is connected to the principal building this structure will have a zero rear yard. The applicant has stated that he needs the variations to build a house for the needs of his family. The pattern of housing on this block face is a zero or small north side yard and the gangway at 3' located on the south. Further, he stated he could not realize a reasonable return without these variations. The applicant is adding a green roof to the garage which will provide retention and drainage of water. The objectors stated that they do not want huge buildings that occupy the entire site. They also believe that this type of building will cause flooding to the area by adding drainage water to the sewers. Some objectors stated that there was nothing unique though this lot is about one foot narrower than a standard lot. The applicant shall be permitted to construct a 4-story single family residence whose combined side yards shall be 3' (zero on the north and 3' on the south) and the rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Lutheran Social Services of Illinois **CAL NO.:** 273-07-S
APPEARANCE FOR: Murray Lewison **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 1710 W. Lunt Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:29

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 transitional residence; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed transitional shelter at this location provided the number of clients is restricted to eighteen. The department also request that the special use be granted only to Lutheran Social Services.

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: Wallace Louis **CAL NO.:** 274-07-Z
APPEARANCE FOR: Michelle Rankins **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 33 E. 117th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, an increase in the area of a proposed garage from 60% of the rear yard to 70% (1,075 sq. ft). The applicant is allowed a maximum of 1,182 sq. ft.*

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:29

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 built the accessory building in excess of the permitted square footage. The Ordinance will allow no more than 60% of the area of a required rear set back (§ 17-09-0201- D). The applicant's lot is 51.6 feet wide, the rear yard is 34.8' and 60% is 1,075 square feet. The Board is authorized to allow 10% more or 107 square feet. The Board will permit the accessory building to be no more than 1,182 square feet; 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

* amended

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

APPLICANT: Faarooq C. Lowe **CAL NO.:** 275-07-Z

APPEARANCE FOR: Same **MAP NO.:** 20-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 8223 S. Talman Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition, whose combined side yards shall be 4.42' (2'-11" on the north and 1'-5" on the south) instead of 6' with neither yard less than 2.4' and to reduce the front yard to 19' instead of 20'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2007 AUG 20 A 9 20

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 combined side yards shall be 4.42' (2'-11" on the north and 1'-5" on the south) and to reduce the front yard to 19'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

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

APPLICANT: M & F Development, Inc. **CAL NO.:** 276-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 5254-58 N. Ashland Avenue/1601-09 W. Berwyn Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 3-story 6 dwelling unit building whose front yard shall be 2' instead of 10', the north side yard shall be 2' instead of 5' and the south side yard shall be 3' and the rear yard shall be 3'-8" instead of 5'. *

**ACTION OF BOARD--
 VARIATION GRANTED**

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

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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; 3-story 6 dwelling unit building whose front yard shall be 2' instead of 10', the north side yard shall be 2' instead of 5' and the south side yard shall be 3' and the rear yard shall be 3'-8" the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

* Amended at Hearing

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

APPLICANT: Joyce Zimmy **CAL NO.:** 277-07-Z
APPEARANCE FOR: Christy Brown **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 2323 N. Talman 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 rear addition (enclosed rear porches) to an existing 2 dwelling unit building whose rear yard set back shall be 18'-2" instead of 27.6' and to increase the existing floor area by no more than 15% of (510 sq. ft.) of the area that existed prior to the adoption of this ordinance.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 2007 AUG 20 A 9 29

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 rear addition (enclosed rear porches) to an existing 2 dwelling unit building whose rear yard set back shall be 18'-2" and to increase the existing floor area by no more than 15% of (510 sq. ft.) of the area that existed prior to the adoption 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

B2C

 CHAIRMAN

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

APPLICANT: The Learning Tree Preschool & Nursery, Inc. **CAL NO.:** 278-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 6105 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 three (3) off-site accessory parking spaces to fulfill the required parking for a nursery, in a B1-1 Neighborhood Shopping District, at 6161 S. Kedzie.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 001 AUG 20 A 9:29

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTBLOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 three (3) off-site accessory parking spaces to fulfill the required parking for a nursery; 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 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

BJC

CHAIRMAN

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

APPLICANT: Starbucks Coffee Company **CAL NO.:** 279-07-S
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 3406 W. North 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 coffee shop with drive thru facility in a B3-1 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:30

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 coffee shop 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 construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Soos and Associates, Inc., dated July 13, 2007, and provided that 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

Bac

CHAIR

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

APPLICANT: Mariama Salami

CAL NO.: 281-07-S

APPEARANCE FOR:

MAP NO.: 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 8119 S. Cottage Grove Avenue

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

ACTION OF BOARD--
CASE CONTINUED TO AUGUST 17, 2007

THE VOTE

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

BOARD OF APPEALS
R-806 CITY HALL
2007 AUG 20 A 9:30

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Albert Elli

CAL NO.: 282-07-S

APPEARANCE FOR:

MAP NO.: 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 6830 S. Talman Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for 8 people in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED AUGUST 17, 2007

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2007 AUG 20 A 9:30

APPROVED AS TO SUBSTANCE
BJC
CHAIRMAN

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

APPLICANT: Gerardo Torres

CAL NO.: 283-07-Z

APPEARANCE FOR:

MAP NO.: 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 3447 W. 61st Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot the building at 3447 W. 61st Place shall have an east side yard of 1.73' instead of 20' and to reduce the combined side yards to 1.73' instead of 5'.

ACTION OF BOARD--
CASE CONTINUED TO AUGUST 17, 2007

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL
2007 AUG 20 A 9:30

APPROVED AS TO SUBSTANCE
B2C
CHAIRMAN

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

APPLICANT: Staffing Group West NVOP, Inc. **CAL NO.:** 284-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 2934 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer facility in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:30

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 day laborer service; 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 day labor facility.

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

APPROVED AS TO SUBSTANCE

Bz

CHAIRMAN

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

APPLICANT: Justo Matos **CAL NO.:** 285-07-A
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 9-K
APPEARANCES AGAINST: Barbara Puczowsky, Mary Austin **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 4322-24 W. School Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot in an RS-3 Residential Single-Unit (Detached House) District. The zoning lot was subdivided in 2006 by a 3rd party. The property owner of the lot at 4324 W. School brings this appeal. The building at 4322 W. School shall have a .61' west side yard instead of 2' and the combined side yards shall be 3.44' instead of 5'.

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

THE VOTE

RECEIVED
 BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9 30

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 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 purchased property that had been previously subdivided. Both 4322 and 4324 W. School Street have been divided by the previous owner. The Appellant submitted deeds that showed evidence that both he and the owner of 4322 W. School were not the aware that the parcels had been previously subdivided. The appellant wishes to build a new single family home on 4324 W. School. There were objectors to this case present when the case was called, however there was no one that testified in opposition. The appellant will be permitted to subdivide the property and the building at 4322 W. School shall have a .61' west side yard and the combined side yards shall be 3.44'. The Decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BDC

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

APPLICANT: William Barnes **CAL NO.:** 286-07-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 1943 W. Wolcott Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the removal and relocation of a rear dwelling unit on a lot in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The lot contains two residential building and is a non-conforming. Section 17-15-0304-B Intentional Destruction states when a structure containing a nonconforming use is intentionally damaged by causes within the control of the owner, re-establishment of nonconforming use is prohibited. This building has to be removed from it original foundation, moved 12 feet south and this is not permitted.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:30

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: There are two residential buildings on this improved zoning lot. The applicant will move the rear building to the rear of the lot. The building will be raised to provide 2 parking spaces. The applicant shall than construct an addition to the front building. The Board will allow of the non conforming buildings. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: William Barnes **CAL NO.:** 287-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 1943 W. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story rear addition to the building located at the front of this zoning lot. The addition shall have a combined side yards of zero on the north and 2.95' on the south and to reduce the rear yard open space to zero instead of 194 sq. ft..

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9 30

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 rear addition to the building located at the front of this zoning lot. The addition shall have a combined side yards of zero on the north and 2.95' on the south and to reduce the rear yard open space to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

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

APPLICANT: Sinead Salon and Spa **CAL NO.:** 289-07-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007,

PREMISES AFFECTED: 3416 N. Sheffield 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 B2-3 Neighborhood Mixed-Use District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUN 20 A 9:30

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 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 planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Bzc

CHAIRMAN

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

APPLICANT: A L Garman Corp. **CAL NO.:** 290-07-S
APPEARANCE FOR: Morris Minuskin **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 1442 S. Michigan 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 liquor store (package goods) in a DX-7 Downtown Mixed-Use District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:30

THE VOTE

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

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 liquor store (packaged goods) ; 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 liquor store.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Amy Chow **CAL NO.:** 291-07-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007

PREMISES AFFECTED: 1624 W. 33rd 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 1 and 2-story rear addition which will reduce the 20.4' unobstructed open space, on a through lot, to zero.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUL 20 A 9:30

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

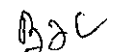
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 2007; and

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 1 and 2-story rear addition which will reduce the 20.4' unobstructed open space, on a through lot, 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: Danuta & Edward Stachurski **CAL NO.:** 292-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 15-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 6214 W. Holbrook Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 3 car garage measuring 711 sq. ft. and to reduce the rear yard open space from 800 sq. ft. to 378 sq. ft. for an existing 3 dwelling unit building.*

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 submitted evidence establishing this building as a three unit building. The applicant shall be permitted to construct a 3 car garage measuring 711 sq. ft. and to reduce the rear yard open space to 378 sq. ft. for an existing 3 dwelling unit 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

Bzc

 Gmmmmmm

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

APPLICANT: Roseland Community Good News Day Care Corp. **CAL NO.:** 293-07-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 28-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 214-18 W. 113th 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 1-story day care center whose rear yard shall be 23' instead of 37.30' and each side yards shall be zero instead of a combined 12'.

**ACTION OF BOARD--
 VARIATION GRANTED**

AUGUST 20 10 09 30
 BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

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

THE RESOLUTION:

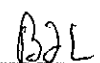
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 2007; and

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 1-story day care center whose rear yard shall be 23' and each side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Jose Luis Gonzalez **CAL NO.:** 294-07-Z
APPEARANCE FOR: Same **MAP NO.:** 7-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 2523 N. Mont Clair 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 rear addition to a 2 dwelling unit whose south side yard shall be 11" instead of 2' and to reduce the combined side yards to 3.59' instead of 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9 31

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 2-story rear addition to a 2 dwelling unit whose south side yard shall be 11" and to reduce the combined side yards to 3.59'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
 BJC
 CHAIRMAN

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

APPLICANT: LaSalle Bank **CAL NO.:** 295-07-A

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 7-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007.

PREMISES AFFECTED: 3111 N. Ashland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a substitution of use of a bank to be substituted for a former electronic and clothing store in a B3-2 Community Shopping District. The bank use requires 9 parking spaces. The applicant will not provide required parking.

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

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:31

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

APPRIATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007; 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 matter stated that they are requesting a substitution of use. The former use of this property was as an electronics store and also as a clothing store. The appellant stated that neither of the former occupants had a parking requirement. The Board will allow the substitution of use. The Board also finds that the use will be granted only to La Salle Bank. The facility may only be used as a bank for a period not to exceed two years from the time stamp on the resolution. The Decision of the Zoning Administrator is reversed and the appellant shall be permitted to establish a bank at this location.

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: Look Up and Live Church **CAL NO.:** 296-07-Z
APPEARANCE FOR: Gary Thomas **MAP NO.:** 20-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 649-71 W. 83rd 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 church building whose north front yard shall be 2' instead of 20', rear south yard shall be zero instead of 30' and the west side yard shall be zero instead of 12'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 JUL 20 A 9:31

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 church building whose north front yard shall be 2', rear south yard shall be zero and the west side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BSC

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

APPLICANT: Mina Jackson (Buyer) **CAL NO.:** 297-07-Z
APPEARANCE FOR: Same **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 4207 S. Dr. Martin Luther King Jr. Drive

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 5' instead of 15', the combined side yards shall be zero instead of 4' with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2007 JUL 20 A @ 31

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 single family residence whose front yard shall be 5', the combined side yards shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 Chairman

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

APPLICANT: 44th & Berkeley Avenue, LLC **CAL NO.:** 298-07-Z
APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 10-D
APPEARANCES AGAINST: Emmett Coleman **MINUTES OF MEETING:** July 20, 2007
PREMISES AFFECTED: 4331 S. Berkeley Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north and south side yards shall be zero and the combined side yard shall be zero instead of 3.6'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9 31

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 opposed to the setbacks that are being requested. He stated that he thought that the setbacks were for the bay windows and that the base of the building would be left at 15 feet. He also stated that he felt that because the buildings would be so close together that there would not be enough room to perform maintenance on the building if needed. The applicant shall construct a 3-story single family residence whose north and south side yards shall be zero and the combined side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BZL

CHAIRMAN

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

APPLICANT: 44th & Berkeley Avenue, LLC **CAL NO.:** 300-07-Z
APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 10-D
APPEARANCES AGAINST: Emmett Coleman **MINUTES OF MEETING:**
 July 20, 2007,
PREMISES AFFECTED: 4464 S. Berkeley Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north and south side yards shall be zero, whose combined side yards shall be zero instead of 3.3' and to reduce the front yard set back to 13' instead of 15'.

**ACTION OF BOARD--
 VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:31

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 opposed to the setbacks that are being requested. He stated that he thought that the setbacks were for the bay windows and that the base of the building would be left at 15 feet. He also stated that he felt that because the buildings would be so close together that there would not be enough room to perform maintenance on the building if needed; the applicant shall construct a 3-story single family residence whose north and south side yards shall be zero, whose combined side yards shall be zero instead of 3.3' and to reduce the front yard set back to 13' 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

BdL

CHAIRMAN

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


APPLICANT: Morgan Park Development Corp. **CAL NO.:** 301-07-S
APPEARANCE FOR: **MAP NO.:** 28-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 July 20, 2007
PREMISES AFFECTED: 11157 S. Vincennes 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--
 CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

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

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:31

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Giannoulas Enterprises, LP **CAL NO.:** 302-07-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007 .
PREMISES AFFECTED: 5948-60 N. Broadway
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 banking facility with drive thru facility in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:31

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 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 banking facility 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):

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

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Mark Keilman **CAL NO.:** 303-07-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2007
PREMISES AFFECTED: 740 W. Melrose Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 3 dwelling unit building whose front yard shall be 4'-4" instead of 12.3', to reduce the east side yard to 1'4" instead of 2.0', and to increase the height to 47.8' instead of 45'. *

**ACTION OF BOARD--
VARIATION GRANTED**

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 AUG 20 A 9:31

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on Friday, June 22, 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 4-story 3 dwelling unit building whose front yard shall be 4'-4", to reduce the east side yard to 1'4", and to increase the height to 47.8'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

* Amended at hearing



CHAIRMAN

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

APPLICANT: 1115 N. North Branch, LLC

CAL NO.: 304-07-A

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2007

PREMISES AFFECTED: 1115-19 N. North Branch Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish as an accessory, public place of amusement (a disc jockey booth) within an existing tavern restaurant in a PMD #3 Planned Manufacturing District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS
R-806 CITY HALL
2007 AUG 20 A 9 31

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN