

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

APPLICANT: Terrance and Lashon Daniels

CAL NO.: 319-07-S

APPEARANCE FOR:

MAP NO.: 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 5851 W. Madison 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 nail salon and tattoo within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

MAC

CHAIRMAN

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

APPLICANT: Dean Darrus

CAL NO.: 370-07-A

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 1948 N. Elston Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a business license for a retail use in a PMD 2 Planned Manufacturing District. The last limited business license for this address expired on November 15, 2000. The re-establishment of a retail use expires after 18 months when no business license is found.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
B J C
CHAIRMAN

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

APPLICANT: Thomas Olive **CAL NO.:** 404-07-S
APPEARANCE FOR: Kevin Conway **MAP NO.:** 14-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 6707 W. Archer 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 tavern in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

	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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to relocate an existing tavern to the above site. The testimony of the appraiser was that the use is compatible with the surrounding neighborhood and is not out character with the surrounding community; the applicant shall be permitted to establish a tavern at this location; 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 tavern.

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

APPROVED AS TO SUBSTANCE

B J C

CHAIRMAN

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

APPLICANT: Rev. Heudy J. Carlisle, Jr. **CAL NO.:** 419-07-Z
APPEARANCE FOR: Same **MAP NO.:** 2-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 2820 W. Roosevelt Road
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 1-story rear addition whose rear yard shall be 2' instead of 37.5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

**JAN 22 2008
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Grace Apostolic Faith Church **CAL NO.:** 420-07-S
APPEARANCE FOR: Maurice Southern **MAP NO.:** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 8233 S. Exchange Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed religious facility in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the continued use of the subject site by a religious facility in a new building.

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: Khamolow Beard **CAL NO.:** 425-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-F
APPEARANCES AGAINST: Mable Graves, Carolyn Gathers **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 7919 S. Normal Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve property at 7901-15 S. Normal Avenue.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that she is opposed to the establishment of the parking lot because people park under her windows. She also stated that there has been an increase of people loitering at the location and that because the lot is next to her house there has been an increase of fumes from car exhaust in her home. The applicant shall be permitted to establish a parking lot at this location. The applicant must post signs that parking is not permitted along the side of the lot that is closest to the objectors house. The applicant must also provide towing service for any vehicles that are parked along the area near the objectors home. The lot shall only be used by residents of the apartment building located at 7901-15 S. Normal; 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 parking lot provided that it is constructed according to the layout prepared by 360Design Group, dated December 20, 2007, and 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

BDC

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

APPLICANT: Khamolow Beard **CAL NO.:** 426-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-F
APPEARANCES AGAINST: Mable Graves, Carolyn Gathers **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 7919 S. Normal 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 parking lot whose front yard shall be 8' instead of 20' and the north side yard shall be zero instead of 2.8'. There is a 20 foot prohibition to allow parking in the front yard.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 October 19, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 2, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this matter stated that she is opposed to the establishment of the parking lot because people park under her windows. She also stated that there has been an increase of people loitering at the location and that because the lot is next to her house there has been an increase of fumes from car exhaust in her home. The applicant shall be permitted to establish a parking lot at this location whose parking lot whose front yard shall be 8' and the north side yard shall be zero instead. The applicant must post signs that parking is not permitted along the side of the lot that is closest to the objectors house. The applicant must also provide towing service for any vehicles that are parked along the area near the objectors home. The lot shall only be used by residents of the apartment building located at 7901-15 S. Normal; 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

1326

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

APPLICANT: Surraya Petroleum, Inc.

CAL NO.: 427-07-S

APPEARANCE FOR:

MAP NO.: 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 3750 W. 79th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed gasoline service station in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
CASE CONTINUED MARCH 28, 2008

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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		

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Surraya Petroleum, Inc.

CAL NO.: 428-07-Z

APPEARANCE FOR:

MAP NO.: 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 3750 W. 79th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, a proposed gasoline station, in a C2-1 Motor Vehicle-Related Commercial District, whose minimum lot shall be 10,034 sq. ft. instead of 20,000 sq. ft.

ACTION OF BOARD--
CASE CONTINUED TO MARCH 28, 2008

THE VOTE

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

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Khamolow Beard **CAL NO.:** 454-07-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 20-F
APPEARANCES AGAINST: Mable Graves, Carolyn Gathers **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 7919 S. Normal Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a residential driveway to be accessed from the street where the property has access to a public alley in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

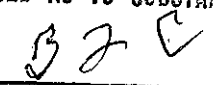
THE RESOLUTION:

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 October 19, 2007; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that there has been drive way access from Normal at this location for many years. The house that previously existed at this location had a drive way that provided access to from Normal. The appellant wishes to continue to access the existing parking lot from the existing driveway. The Board finds that the current driveway has been there for many years and the continuation of the use will be granted. 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: SBA Network Services **CAL NO.:** 471-07-S
APPEARANCE FOR: Lawrence Lusk **MAP NO.:** 12-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 5042 S. Halsted Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an existing wireless communication facility which will be extended from 85' to 99' in height in a C1-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

	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 November 16, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 26, 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 extend an exiting wireless facility from 85' to 99' in height; 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 extension in height of the existing communication tower provided the facility is maintained as a co-located wireless facility.

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: John Staggs, II **CAL NO.:** 506-07-A
APPEARANCE FOR: Thomas Moore **MAP NO.:** 6-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 2343 S. Throop Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a participant sport and recreation (indoor soccer stadium) with fewer than 1,000 persons in a PMD-11 Planned Manufacturing District. Appellant claims this use was lawfully established in 2001.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007; and

WHEREAS, the district maps show that the premise is located in a PMD-11 Planned Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to establish an indoor soccer facility. He stated that he has been in operation since 2001. The appellant will be permitted to establish an indoor soccer facility. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: Luminita Ispas

CAL NO.: 507-07-Z

APPEARANCE FOR: Jason Schram

MAP NO.: 7-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 2851-53 N. Talman Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved lot. The existing 2 dwelling unit building shall have a .75' north side yard and the combined side yards of 3.47' instead of 4.8'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 divide an improved zoning lot. The existing 2 dwelling unit building will have a north side yard of .75' and the combined side yards shall be 3.47'. The applicant will also provide 2 parking spaces; 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: Rogo Entertainment, Inc.

CAL NO.: 508-07-S

APPEARANCE FOR:

MAP NO.: 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 1511 W. Balmoral Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an outside patio for an existing tavern in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO FEBRUARY 15, 2008

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Kris Kamper

CAL NO.: 509-07-A

APPEARANCE FOR: Same

MAP NO.: 26-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 3534 W. 111th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a driveway to be accessed from a public street in an RS-3 Residential Single-Unit (Detached House) District. There is a public alley, but a utility pole is located in the middle of the lot.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 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 applicant stated that he wishes to build a garage but that a utility pole would block his access from the alley. He stated that he has contacted the utility company in regards to having the pole moved but that they have never responded to his request. The appellant shall be permitted to construct his garage that may be accessed from a public street (Drake). The decision of the Zoning Administrator is reversed. A building permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Charlie Powell

CAL NO.: 510-07-S

APPEARANCE FOR:

MAP NO.: 18-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 7120 S. Normal Boulevard

NATURE OF REQUEST: Application for a special use under Chapter 17 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--
CASE CONTINUED TO FEBRUARY 15, 2008

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

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

APPLICANT: Candido Sorto and Amelia Santos **CAL NO.:** 511-07-A
APPEARANCE FOR: Same **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 1610 W. Summerdale Avenue
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.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 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 stated that she wishes to divide the lot so that she may add on to the existing house. She stated that she purchased the property over three years ago and has been unable to make any improvements to the existing house because she has been unable to divide the lot. She stated that the existing house is very small and that she wishes to expand it. The appellant will be permitted to divide the lot. Yard variations for the existing house have been granted in case number 512-07-Z. 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: Candido Sorto and Amelia Santos **CAL NO.:** 512-07-Z
APPEARANCE FOR: Same **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 1610 W. Summerdale Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The house at 1610 W. Summerdale Avenue shall have a zero rear yard instead of 15.96', the west yard shall be zero instead of 2.9', the front yard shall be 6' instead of 9.12'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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; an appeal was filed and granted for this property (Cal. No. 511-07-A) the applicant shall be permitted to divide an improved zoning lot. The existing house at 1610 W. Summerdale will have a zero rear yard , a zero west yard and the front yard shall be 6'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Maria Sniezek **CAL NO.:** 513-07-A
APPEARANCE FOR: Same **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 1511 N. California Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an 8 foot high fence at the north, south and rear yards in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 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 matter stated that she has owned the house since the 1980's . She stated that she has replaced the old fence with an 8 foot high wrought iron fence. The Board will permit the appellant to maintain the fence provided that any portion of the fence that exceeds six feet will remain constructed of a material that light and/ or air may pass through. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

B&C
CHAIRMAN

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

APPLICANT: Ana Palomino

CAL NO.: 514-07-Z

APPEARANCE FOR: Same

MAP NO.: 16-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 3541 W. 65th Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the increase in the allowable area for a garage and attached carport. The ordinance allows 835 sq. ft. and the applicant request 843 sq. ft. The Board has authority to increase the area by no more than 10%.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 exceed the allowable floor area for an existing garage and carport. The applicant shall be permitted to increase the allowable square footage to 843 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

B a C

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

APPLICANT: Storage Today V **CAL NO.:** 515-07-A
APPEARANCE FOR: Same **MAP NO.:** 4-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 500 W. Cermak Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming warehouse. The warehouse contains 491,000 sq. ft.. 179,000 sq. ft. would be permitted under this ordinance. There is no variation to increase the area allowed. The applicant wishes to add 1,171 sq. ft. of area by enclosing a loading dock in a PMD-11 Planned Manufacturing District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007; and

WHEREAS, the district maps show that the premises is located in a PMD-11 Planned Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to enclose a loading berth to increase the area of allowable square footage. The appellant has offered evidence to the effect that the existing building is over 50 years old. The Board will allow the appellant to enclose the existing loading berth and increase the existing square footage. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Burger King Corporation,
a Florida corporation **CAL NO.:** 516-07-S

APPEARANCE FOR: Katriina McGuire **MAP NO.:** 7-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007

PREMISES AFFECTED: 3167 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive thru facility in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 and elevation drawings prepared by Warren Johnson Architects, Inc., dated December 4, 2007, and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: JCJ Development, LLC

CAL NO.: 517-07-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 1820-42 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 48 dwelling unit and commercial building whose rear yard set back shall be zero instead of 30'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 construct a 48 dwelling unit and commercial building whose rear yard set back shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING:

December 21, 2007

CAL NO.: 517-07-Z

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

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

BS C

CHAIRMAN

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

APPLICANT: Spiro Arsenis

CAL NO.: 518-07-Z

APPEARANCE FOR: Kate Duncan

MAP NO.: 15-H

APPEARANCES AGAINST: John Knox

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 5954 N. Paulina Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 4 dwelling unit building whose south side yard shall be zero, the rear yard shall be zero, to reduce the minimum wall separation (between building) to 20.01' and to eliminate rear yard open space.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 objector in this matter stated that is opposed to this project because the added units in the neighbor would contribute to the amount of vehicles in the neighborhood. He stated that in his opinion, the site would be better if it was developed as a parking lot. The objector also stated that the development of this site with a residential use would create a hazard because the alley behind the property is a T shaped alley. The Board find the request to develop 4 unit building is not unreasonable. On-site parking shall be provided The applicant shall be permitted to construct a 3-story 4 dwelling unit building whose south side yard shall be zero, the rear yard shall be zero, to reduce the minimum wall separation (between building) to 20.01' and to eliminate rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and 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.

* Scribner's Error

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

APPLICANT: Spiro Arsenis **CAL NO.:** 518-07-Z
APPEARANCE FOR: Kate Duncan **MAP NO.:** 15-H
APPEARANCES AGAINST: John Knox **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 5954 N. Paulina Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 4 townhouse building whose south side yard shall be zero, the rear yard shall be zero, to reduce the minimum wall separation (between building) to 20.01' and to eliminate rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 objector in this matter stated that is opposed to this project because the added units in the neighbor would contribute to the amount of vehicles in the neighborhood. He stated that in his opinion, the site would be better if it was developed as a parking lot. The objector also stated that the development of this site with a residential use would create a hazard because the alley behind the property is a T shaped alley. The Board find the request to develop 4 townhomes is not unreasonable. On-site parking shall be provided The applicant shall be permitted to construct a 3-story 4 townhouse building whose south side yard shall be zero, the rear yard shall be zero, to reduce the minimum wall separation (between building) to 20.01' and to eliminate rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

14 OF 57 MINUTES

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: New St. John Community M.B. Church **CAL NO.:** 519-07-S
APPEARANCE FOR: Pastor Marcus Beckham **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 1214-18 S. Millard Avenue
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a church.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 an off-site accessory parking lot for private passenger vehicles to serve a religious 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 off- site parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: New St. John Community M.B. Church **CAL NO.:** 520-07-Z
APPEARANCE FOR: Pastor Marcus Beckham **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 1214-18 S. Millard Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the establishment of an off-site accessory parking lot for private passenger automobiles whose front yard shall be 7' instead of 20' on a substandard lot and to reduce the north and south side yards to zero instead of 5'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 an of an off-site accessory parking lot for private passenger automobiles whose front yard shall be 7' on a substandard lot and to reduce the north and south side yards 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

BDC

 CHAIRMAN

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

APPLICANT: John Castelli **CAL NO.:** 521-07-A
APPEARANCE FOR: Stuart Spiegel **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 1901 S. Homan Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of one dwelling unit for a commercial unit in an existing 5 dwelling unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 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: The appellant wishes to substitute a commercial unit for a dwelling unit. There are currently four existing dwelling units and the appellant wishes to add another. The Board finds that this request is not unusual and that the request would not be out of character with the community. The decision of the Zoning Administrator is reversed. The appellant shall obtain a building permit to memorialize this decision.

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Sprint

CAL NO.: 522-07-S

APPEARANCE FOR:

MAP NO.: 26-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 1000 E. 111th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a mono pole cellular tower to be 179' instead of 100' in a C2-3 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
DISMISSED FOR WANT OF PROSECUTION

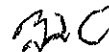
THE VOTE

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

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Bruce Nedwin

CAL NO.: 523-07-A

APPEARANCE FOR: Gary Wigoda

MAP NO.: 19-I

-+
APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 3052 W. Birchwood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a garage (accessory building) to exceed the height of 15'. The applicant wishes to build a garage building (with a 2nd floor) to be 22.27' high in an RS-2 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007; and

WHEREAS, the district maps show that the premises is located in an 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 contends that the building shall be measured from the elevation. This measurement produces a 15 foot high accessory building. The Board will permit this measurement. The Board further orders that the height of any storage area above the garage shall not exceed 6'-9" from the floor to ceiling. A building permit shall be obtained which complies with this decision.

APPROVED AS TO SUBSTANCE

BOC

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

APPLICANT: 2124-28 N. California, LLC **CAL NO.:** 524-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 2124-30 N. California Avenue 2801-15 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 4-story 30 dwelling unit building whose rear yard set back shall be zero at the first residential level.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

	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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 4-story 30 dwelling unit building whose rear yard set back shall be zero at the first residential level; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING:

December 21, 2007

CAL NO.: 524-07-Z

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

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

B2c

CHAIRMAN

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

MINUTES OF MEETING:

December 21, 2007

JAN 22 2008

CAL NO.: 524-07-Z

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Mark Koziol **CAL NO.:** 525-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 1626 W. Ohio Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 6' instead of 9.36', to reduce west side yard to 1.25', east side yard to 2.4' instead of a combined 4.8', to reduce the prohibition from parking in the front 20' at Ontario to zero instead of 20' on a substandard lot and to eliminate all rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 construct a 3-story single family residence whose front yard shall be 6', to reduce west side yard to 1.25', east side yard to 2.4' to reduce the prohibition from parking in the front 20' at Ontario to zero on a substandard lot and to eliminate all rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

B2.C

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

APPLICANT: Elias Sanchez **CAL NO.:** 527-07-Z
APPEARANCE FOR: Same **MAP NO.:** 3-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 1224 N. Cicero Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, the elimination of one required parking space when the commercial unit is converted to a dwelling unit. This is not a substitution of use but an addition of one dwelling unit.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

**JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS**

	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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 eliminate the one required parking space for a newly established residential unit. The unit is a former commercial unit. The Board finds there is no room at this to add a parking space. The Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 BSC
CHAIRMAN

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

APPLICANT: 3255 N. Greenview, LLC

CAL NO.: 528-07-A

APPEARANCE FOR: Mark Kupiec

MAP NO.: 9-G

APPEARANCES AGAINST: Patricia Craig

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 3255 N. Greenview Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow two parking areas in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District. The side lot parking is sought because the allegation is that a utility pole guide wire will block alley access. The applicant also wishes to add, in the future, parking off the alley by moving the guide wire.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007; and

WHEREAS, the district maps show that the premises is located in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that they wish to access two parking spaces from Greenview Ave. The appellant stated that there is a utility pole and a guide wire that currently blocks access to the property from the alley. The appellant stated that two of the spaces will be accessed from Greenview and in the near future the pole and wire will be moved to provide access to three additional parking spaces. The objector in this matter stated that by allowing the appellant to access the two spaces on Greenview, there would be a loss of parking spaces for the community. She stated that there is already a parking shortage in the area and losing more on street parking is not beneficial to the neighborhood. The Board will permit the appellant to access two parking spaces from Greenview. The applicant will not drive over the sidewalk as it appears from existing pictures. The applicant will also not park automotive vehicles at the rear of the parcel until the obstructing utility pole wire is removed. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

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

APPLICANT: 3255 N. Greenview, LLC **CAL NO.:** 529-07-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 9-G
APPEARANCES AGAINST: Patricia Craig **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 3255 N. Greenview Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a reduction of the rear yard open space to 165 sq. ft. instead of 500 sq. ft. in order to place 5 parking spaces in the rear yard.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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; an appeal was granted in Cal. No. 528-07-A granting the applicant to access to parking spaces from Greenview. The objector in this matter stated that by allowing the appellant to access the two spaces on Greenview, there would be a loss of parking spaces for the community. She stated that there is already a parking shortage in the area and losing more on street parking is not beneficial to the neighborhood. The applicant shall be permitted to reduce the rear yard open space to 165 sq. ft. to allow five parking spaces in the rear yard. Two of the spaces will be accessed from Greenview with the three remaining space to be accessed from the alley; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Larry Watson CAL NO.: 530-07-A
APPEARANCE FOR: Same MAP NO.: 18-I
APPEARANCES AGAINST: None MINUTES OF MEETING: December 21, 2007
PREMISES AFFECTED: 7400 S. Western Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an 8 foot wrought iron fence to be erected around this property (an auto repair shop) in a C2-1 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Brian L. Crowe, Gigi McCabe-Miele, Demetri Konstantelos, Reverend Wilfredo DeJesus, Jonathan Swain. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2007; and

WHEREAS, the district maps show that the premises is located in an C2-1 Motor Vehicle-Related Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that he wishes to fence in his property which is an auto repair shop. He stated that the height of the fence is required for security for the automobiles that are on the premises. The Board will allow the appellant to erect an eight foot wrought iron fence at the location. 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: Arturo Mendoza **CAL NO.:** 531-07-S
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 2439 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

	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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 testimony of the appraiser was that the use would not be out of character with the surrounding neighborhood and would not have a negative impact on neighboring properties. The applicant shall be permitted to establish a beauty salon at the above location; 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

B+C
CHAIRMAN

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

APPLICANT: James Jann **CAL NO.:** 532-07-A
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 1501 N. Bosworth Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of one dwelling unit from a commercial use at the 1st floor front of the building in a C2-1 Motor Vehicle-Related Commercial District. The property will contain 11 dwelling units (2 dwelling units in basement and 3 dwelling units at the 1st, 2nd and 3rd floors) and no habitable space in the attic.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007; and

WHEREAS, the district maps show that the premises is located in an C2-1 Motor Vehicle-Related Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The existing structure will be allowed to be converted to 11 dwelling units. There will be 2 dwelling units at the basement levels. 3 dwelling units in the first level above grade. 3 dwelling on the second level and 3 dwelling units on the 3rd level. There is no habitable space permitted at the attic on the 4th level above grade. There shall be no duplexing or staircase from each 3rd floor unit to the attic.

APPROVED AS TO SUBSTANCE

BX

CHAIRMAN

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

APPLICANT: GJK Properties, LLC CAL NO.: 533-07-S

APPEARANCE FOR: Richard Toth MAP NO.: 13-I

APPEARANCES AGAINST: None MINUTES OF MEETING: December 21, 2007

PREMISES AFFECTED: 2501-13 W. Argyle Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a 4-story 3 dwelling building in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD-- APPLICATION APPROVED

THE VOTE

JAN 22 2008

CITY OF CHICAGO ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member showing 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 residential use below the second floor in a 4 story 3 dwelling unit building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor residential construction provided it is consistent with the elevation drawings prepared by studio D Architecture, dated September 17, 2007.

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

APPROVED AS TO SUBSTANCE

Handwritten signature/initials

CHAIRMAN

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

APPLICANT: GJK Properties, LLC **CAL NO.:** 534-07-Z
APPEARANCE FOR: Richard Toth **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 2501-13 W. Argyle Street
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a proposed 4-story 3 dwelling building whose rear yard shall be 21' instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

**JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 construct a 4-story 3 dwelling building whose rear yard shall be 21'; a special use to grant residential use below the second floor was granted for this property in case number 533-07-S; 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: Greenline Development

CAL NO.: 535-07-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 16-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 6616-18 S. Greenwood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 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 8'-1" instead of 15', the north side yard shall be zero instead of 4', to reduce the combined side yards to 5' instead of 10' and to eliminate 331 sq. ft. of rear yard open space.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 construct a 4-story 8 dwelling unit building whose front yard shall be 8'-1", the north side yard shall be zero, to reduce the combined side yards to 5' and to eliminate 331 sq. ft. of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Chris Angelov **CAL NO.:** 536-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 15-G
APPEARANCES AGAINST: Andrew Werner **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 5640 N. Sheridan Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-6 Residential Multi-Unit District, a proposed 8-story 26 dwelling unit building whose front set back shall be zero instead of 15', each side yard shall be zero instead of 7.9' each and the rear yard shall be 22.6' instead of 45'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

THE RESOLUTION:

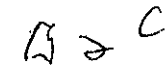
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 29, 2007; and

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 objector in this matter stated that he is opposed to this project because the size of the building and the amount of units would add to an already dense area. He also had concerns in regards to the parking and congestion in the alley where the parking garage would be accessed from. The objector stated that he felt that the conditions in the alley had the potential to create a safety hazard. The applicant shall be permitted to construct a 8-story 26 dwelling unit building whose front set back shall be zero, each side yard shall be zero and the rear yard shall be 22.6' the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



COMMISSIONER

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

APPLICANT: Sandra Soto

CAL NO.: 537-07-A

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 2134-36 W. Cermak Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming rear building. The applicant wishes to add a 1-story addition (at 2134 W. Cermak) restaurant and to legalize the rear building as a single dwelling unit with parking in a B3-2 Community Shopping District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE

GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

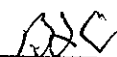
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 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 stated that she wishes to remodel an existing restaurant. She stated that existing structure is in dis-repair and that she does not want it to become a safety hazard for her patrons. She would like to remodel and expand the existing restaurant. The Board will permit the expansion of the existing restaurant and will also permit the appellant to establish a single dwelling unit in the rear building on the parcel with parking. 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: McDonald's Corporation,
a Delaware Corporation

CAL NO.: 538-07-S

APPEARANCE FOR: Amy Kurson

MAP NO.: 10-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 4158 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 stamped by the Department of Transportation on December 18, 2007, and the elevation drawings dated December 14, 2007, prepared by Nelco Architects, Inc., and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

B J C

CHAIRMAN

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

APPLICANT: St. Hyacinth Basilica **CAL NO.:** 539-07-S
APPEARANCE FOR: Hector Morales **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 3651 W. George Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a community center within a 3-story building on the grounds of an existing religious facility in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 community center within a 3-story building on the grounds of an existing religious 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 recommends approval of the proposed community center.

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

APPROVED AS TO SUBSTANCE
Ry ZL

CHAIRMAN

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

APPLICANT: Dante Owens **CAL NO.:** 540-07-S
APPEARANCE FOR: Jeffrey Alexander **MAP NO.:** 24-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 2049 E. 95th Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 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 testimony of the appraiser was that the use is compatible with the neighborhood and that it would not have a negative impact on the surrounding community; the applicant shall be permitted to establish a beauty salon; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

BSC

CHAIRMAN

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

APPLICANT: 4415-23 N. Clark, LLC **CAL NO.:** 541-07-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 11-G
APPEARANCES AGAINST: Ed Slingsby **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 4415-23 N. Clark Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 18 dwelling units and commercial building whose rear yard shall be 5'-1 3/8" instead of 30' and to increase the area that a building facade must provide on a pedestrian street from 5' to 6' from the sidewalk.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JAN 22 2008

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

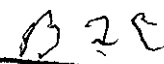
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:

December 21, 2007

CAL NO.: 517-07-Z

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

APPROVED AS TO SUBSTANCE

[Handwritten Signature]

CHAIRMAN

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

APPLICANT: Bruce Doblin **CAL NO.:** 542-07-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 21, 2007
PREMISES AFFECTED: 5017-19 N. Ravenswood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed roof deck, with bridge and stairs, whose front yard shall be zero instead of 16.5' and the combined side yard shall be zero each instead of 4'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

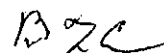
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 roof deck, with bridge and stairs, whose front yard 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


CHAIRMAN

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

APPLICANT: Monticello Condominium Assoc. **CAL NO.:** 543-07-Z
APPEARANCE FOR: John Fritchey **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 21, 2007
PREMISES AFFECTED: 4016-22 N. Monticello Avenue
NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a 3-story open front porch whose south west yard shall be zero instead of 10.09' with neither yard less than 8'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

JAN 22 2008
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 construct a 3-story open front porch whose south west yard shall be zero instead of 10.09'; 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: Ron Dougherty

CAL NO.: 544-07-A

APPEARANCE FOR: Stacey Rubin Silver

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 1257 W. Addison Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the additional floor area to an existing 2-story 3 dwelling unit building in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District. The applicant wishes to add a new 3rd floor containing 1,180 sq. ft. and to lower the existing basement. This basement area is counted in the calculation of the expanded area.

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

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007; and

WHEREAS, the district maps show that the premises is located in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant produced a permit which states one dwelling unit on the first floor and 2 dwelling units on the second floor. The applicant will expand the existing dwelling units by first lowering the basement level to be 50% below grade and not counted in the floor area. The appellant will then add 1,180 sq. ft as an above ground addition. The Board will permit this work. A building permit shall be issued to memorialize this decision.

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

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

APPLICANT: Ron Dougherty

CAL NO.: 545-07-Z

APPEARANCE FOR: Stacey Rubin Silver

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 21, 2007

PREMISES AFFECTED: 1257 W. Addison Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3rd floor addition whose front yard shall be 14'-7" instead of 15', the ease side yard shall be zero instead of 2.4'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

JAN 22 2008

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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 December 21, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 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 3rd floor addition whose front yard shall be 14'-7" instead of 15', the ease side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN