

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

APPLICANT: Children Home & Aid Society of Illinois **CAL NO.:** 07-05-S

APPEARANCE FOR: **MAP NO.:** 3-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 2516 W. Division Street

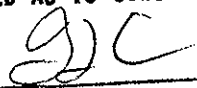
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day care center on the 2nd floor within an existing community center in an M1-1 Limited Manufacturing/Business Park District.

ACTION OF BOARD--
APPLICATION WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: McDonald's Corporation,
A Corporation of Delaware

CAL NO.: 72-05-S

APPEARANCE FOR:

MAP NO.: 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 6125-43 N. Milwaukee Avenue


NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive through facility in a B3-1 Community Shopping District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: C.R.I. Development, LLC **CAL NO.:** 78-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-J
APPEARANCES AGAINST: Sharon Sears, Linda Allison, Bert Zaczer et al **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 3716 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north side yard shall be 2' instead of 7.79'.*

ACTION OF BOARD--
VARIATION DENIED

THE VOTE


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

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; The Board has previously heard this case in 2002 (# 369-02-Z). The Alderman and the neighbor did not oppose that request. The applicant allowed the variation to lapse and has refiled his case. On November 1, 2004 a new zoning ordinance was established. The parcel is a triangular piece of land that touches Lawndale Avenue and Parkview Terrace. The property is zoned RT4. The applicant seeks to construct a 3 story single family residence which will have a 2 foot north set back instead of 7.79 feet. The Alderman testified that she has met with her community and the applicant and she does not support the request. A group of neighbors testified that the proposed building was out of scale with the surrounding neighborhood. The applicant has a large family and wishes to build a home suitable for its size. He purchased this parcel of land several years ago from the State of Illinois. He stated the north yard setback was necessary because the lot is an irregular shape. There would be approximately 14 feet from his house to the neighbor's house to the north(a 2' setback for his building and a 12'-4" side yard from his neighbor). The property was redesigned from the 2002 hearing to provide a rear yard open space as required by the 2004 code.

The Board hereby makes the following finding. The property could be constructed with the required north side set back and it would not create any particular hardship for the subject property. The cost of the land was modest and reducing the square footage would not prevent the applicant from receiving a reasonable return on the property nor would it be a particular hardship. The Board finds the size of the structure is considerably larger in scale and size than any of his neighbors; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will alter the essential character of the neighborhood;

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:


June 17, 2005

CAL NO.: 78-05-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does not grant a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is denied:

* Amended at Hearing

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Ziad and Basem Farhan **CAL NO.:** 80-05-S
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 9-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 6001 W. Addison Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in an existing fast food restaurant in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility provided the applicant relocates the position of the drive-through window and remakes the Austin Avenue driveway to permit right-out exit only traffic as shown on the site plane prepared by Proyeckt Studio LLC and dated May 19, 2005

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: Dharmesh Purohit **CAL NO.:** 81-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 25 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with a drive through facility in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided that it is constructed consistent with the layout and design represented on the site plan dated May 2, 2005 as prepared by Proyect Studio.

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: Kathy Hardin Robinson

CAL NO.: 112-05-S

APPEARANCE FOR:

MAP NO.: 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005


PREMISES AFFECTED: 7249 S. St. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence to accommodate no more than 10 adult females in an existing 2-story building in an RS-3 Residential Single-Unit (Detached House) 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		
DONALD HUBERT			X
REVEREND WILFREDO DEJESUS	X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wayne Cohen

CAL NO.: 116-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 416 S. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 5-story 56 unit single room occupancy building in a DC-16 Downtown Core District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

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

APPLICANT: Wayne Cohen

CAL NO.: 117-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 432 S. Clark Street

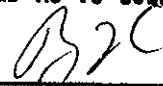
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory parking lot for 5 private passenger automobiles to serve single room occupancy building at 416 S. Clark Street in a DC-16 Downtown Core District..

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: George and Sharon Haldes **CAL NO.:** 118-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 2540 N. Burling Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story single family residence whose north and south side yards shall be zero instead of a combined 4.8' with neither less than 2', and reduce the rear yard to 4' instead of 35'.*

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

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

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

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

DJC

 CHAIRMAN

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

APPLICANT: Victory Outreach Chicago North, Inc.

CAL NO.: 125-05-S

APPEARANCE FOR:

MAP NO.: 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 5154 S. Paulina 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 transitional residence in a 2 ½ -story residential building for 10 female residents in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: John Polywka **CAL NO.:** 190-05-Z
APPEARANCE FOR: Same **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 900 W. Sunnyside Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, three open porches to an existing 3-story 19 dwelling unit building whose west side yard shall be 1.17' instead of 6'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct three open porches to an existing 3-story 19 dwelling unit building whose west side yard shall be 1.17' instead of 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



CHAIRMAN

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

APPLICANT: Joshua Crain

CAL NO.: 191-05-Z

APPEARANCE FOR:

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 2451 N. Richmond Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3rd story addition whose front yard shall be 8.04' instead of 20' to reduce the combined side yards to 4.6' instead of 5' with neither yard less than 2' (south yard shall be 3.8" and north yard shall be .8') to an existing 2 ½-story single family residence.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 854 W Oakdale LLC **CAL NO.:** 192-05-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 854 W. Oakdale Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3rd floor front bay addition to an existing 3-story single family residence whose total side yard combination shall be zero (zero on the east and zero on the west) instead of 5' with neither yard less than 2'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Z Homes Corporation **CAL NO.:** 193-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 2329 W. Medill Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence whose minimum lot area shall be 2,400 sq. ft. instead of 2,500 sq. ft. and whose rear yard shall be 21.5' instead of 28 and to reduce the rear yard open space to 142 sq. ft instead of 225 sq. ft. *

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story single family residence whose minimum lot area shall be 2,400 sq. ft. and whose rear yard shall be 21.5' and shall allow a reduction to the rear yard open space to 142 sq. ft. instead of 225 sq. ft.; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Benjamin Miranda **CAL NO.:** 194-05-S
APPEARANCE FOR: David Cook **MAP NO.:** 7-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 4454 W. Diversey Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon or nail salon in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



CRATERMAN

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

APPLICANT: Clybourn Investment Group, LLC **CAL NO.:** 195-05-S
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 1264 N. Schick Place
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 3 dwelling unit building with residential use below the 2nd floor in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Clybourn Investment Group, LLC **CAL NO.:** 196-05-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 1264 N. Schick Place
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an C1-2 Neighborhood Commercial District, a 3-story 3 dwelling unit building whose northwest rear yard shall be 25'-2" instead of 30'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 3-story 3 dwelling unit building whose northwest rear yard shall be 25'-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: Oralía Perez **CAL NO.:** 197-05-S

APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 11-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 952 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 feet of another hair salon, barber shop or such use in a B1-5 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE

(Signature)

CHAIRMAN

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

APPLICANT: Dhurata Sadiku **CAL NO.:** 198-05-S
APPEARANCE FOR: Karen Way **MAP NO.:** 15-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 2725 W. Peterson Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 feet of another hair salon, barber shop or such use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Donald Thomas **CAL NO.:** 199-05-S

APPEARANCE FOR: Thomas Moore **MAP NO.:** 18-C

APPEARANCES AGAINST: Cheryl King, Stephanie Funich **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 1934 E. 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 beauty salon within 1,000 feet of another hair salon, barber shop or such use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is located within 1,000 linear feet of a similar use; the testimony of the appraiser was this use will not burden the area; there were two objectors that stated that their concern was a lack of parking in the area that they felt that there was already an excess amount of salons in the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jaime and Martha Sanchez **CAL NO.:** 200-05-A

APPEARANCE FOR: Same **MAP NO.:** 8-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 1814 W. Pershing 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 single family residence with a 2nd floor addition and attached garage within the rear yard in a C1-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

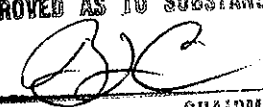
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005; and

WHEREAS, the district maps show that the premises is located in an C1-2 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 single family residence was constructed prior to the current and former ordinances. The current district does not permit residential use below the second floor as a matter of right. The appellant will construct an addition to the single family residence. The Board finds that this is in the nature of the neighborhood and will permit the addition and the variation.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jaime and Martha Sanchez **CAL NO.:** 201-05-Z

APPEARANCE FOR: Same **MAP NO.:** 8-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 1814 W. Pershing Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Motor Vehicle-Related Commercial District, a proposed 2nd floor addition and attached garage whose rear yard shall be 2' instead of 30'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd floor addition and attached garage 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: King Drive LLC **CAL NO.:** 202-05-S

APPEARANCE FOR: Jonathon Jackson Marilyn Jackson **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 4641 S. Dr. Martin Luther King Jr. Drive

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 within an existing comedy club in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

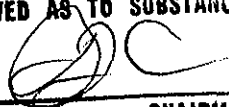
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a a tavern within an existing comedy club 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 and comedy club.

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: Fazal Development Network

CAL NO.: 203-05-S

APPEARANCE FOR:

MAP NO.: 20-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 8133-59 S. Pulaski Road


NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed gasoline filling station with mini-mart and laundry in a B3-1 Community Shopping District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Sohe Corporation d/b/a Konrads Liquor **CAL NO.:** 204-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 6720-24 W. Belmont Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a liquor store with packaged goods in a 1 story building in a B3-1 Community Shopping District.

ACTION OF BOARD--
 APPLICATION APPROVED

THE VOTE

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

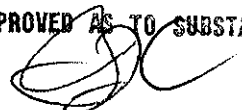
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a liquor store with packaged goods in a 1 story 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 liquor store.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Noel Torres

CAL NO.: 205-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 3818 W. Division Street

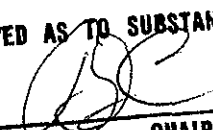
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 3 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Noel Torres

CAL NO.: 206-05-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005


PREMISES AFFECTED: 3818 W. Division Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 3-story 3 dwelling unit building whose rear yard shall be 27' instead of 30'.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Noel Torres **CAL NO.:** 207-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-J
APPEARANCES AGAINST: Carlos Ramos, Frank Sruta **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 3822 W. Division Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3-story 3 dwelling unit building with residential use below the 2nd floor in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

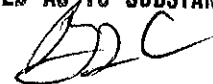
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Noel Torres

CAL NO.: 208-05-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005


PREMISES AFFECTED: 3822 W. Division Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a proposed 3-story 3 dwelling unit building whose rear yard shall be 27' instead of 30'.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Three Pear Studios **CAL NO.:** 209-05-A

APPEARANCE FOR: Graham Grady **MAP NO.:** 13-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 5219 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a recording studio on the 3rd floor in a B1-2 Neighborhood Mixed-Use District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005; and

WHEREAS, the district maps show that the premises is located in an B1-2 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 as recently as 2003 the above address has operated as a recording studio. The applicant stated that the location was constructed as a recording studio approximately fifteen years ago. The applicant offered telephone books to show the use was established. The City is unable to locate a business license for a recording studio at this location The Board finds that the use is not dissimilar from the previous use and will allow the applicant to establish a recording studio at the location. The applicant shall obtain a business license

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Leroy Digby Jr. **CAL NO.:** 210-05-A
APPEARANCE FOR: Same **MAP NO.:** 22-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 601 E. 87th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of an office for a decorating service in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

THE RESOLUTION:

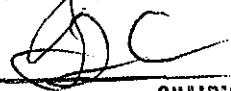
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005; and

WHEREAS, the district maps show that the premises is located in an RS3 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 establish a decorating service at this location. The applicant stated that the office will be used solely as an administrative office for his business and that there will be no deliveries or storage of materials at this location. The location has a small office attached to the front of residential building. The appellant shall obtain a business license. The Board will allow the applicant to establish a decorating service at this location.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Cleise Gomes **CAL NO.:** 211-05-A

APPEARANCE FOR: Edward Grossman **MAP NO.:** 5-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 1841 N Sheffield Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a nail salon 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

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


THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005; and

WHEREAS, the district maps show that the premises is located in an RT4 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant will establish a beauty salon at this location. The appellant will provide facial skin and body care services. There will be no exterior changes made to the location. All changes to the location will be interior. The appellant will serve a maximum of 5 clients at any one time. The building contains a business use at the first floor. The appellant shall obtain a business license.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nikena Stovall **CAL NO.:** 212-05-A
APPEARANCE FOR: Same **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 620 S. Central Park Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a grocery store with the sale of tobacco in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

ACTION OF BOARD--

THE DECISION OF ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

THE RESOLUTION:

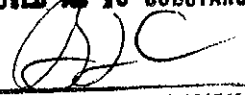
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant stated that there was previously a store at this location. The Board finds that the applicant request is not dissimilar from the previous use. The applicant would like to establish a grocery store with the sale of tobacco at this location. The building contains numerous residential units and what appears to have been commercial use at the first floor. The appellant shall obtain a business license. The Board has reversed the decision of the Zoning Administrator and will allow the establishment of a grocery store with the sale of tobacco at this location.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: John Frankel

CAL NO.: 213-05-A

APPEARANCE FOR:

MAP NO.: 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

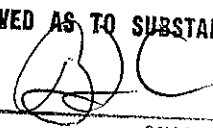
PREMISES AFFECTED: 6026 N. Jersey Avenue

NATURE OF REQUEST: Objectors Appeal from the decision of the Office of the Zoning Administrator in granting of an exception to the property at 6026 N. Jersey Avenue which allowed the construction of a rear 2-story addition to a single family residence whose south side yard shall be 3' instead of 4' and the total side yard combination shall be 7' instead of 12' in an RS-2 Residential Single-Unit (Detached House) 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		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: New Life Covenant

CAL NO.: 214-05-S

APPEARANCE FOR: James J. Banks

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 2512 S. Oakley Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 2-story 84 seat church in a C1-3 Neighborhood Commercial District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 59th Enterprises, LLC **CAL NO.:** 215-05-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 14-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 17, 2005

PREMISES AFFECTED: 1600-14 W. 59th Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility provided it is constructed consistent with the lay out and design represented on the site plan dated September 28, 2004 as prepared by Nick Scarlatis & Associates, Ltd. and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Ross A. Pontarelli **CAL NO.:** 216-05-S
APPEARANCE FOR: Jeff Lerner **MAP NO.:** 9-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 6855 W. Addison Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Emmanuel Joseph

CAL NO.: 217-05-S

APPEARANCE FOR:

MAP NO.: 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 3510 S. Ashland Avenue

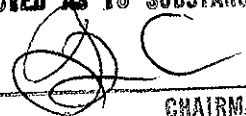
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a service station and fast food restaurant with a drive through facility in a B3-5 Community Shopping.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Emmanuel Joseph

CAL NO.: 218-05-Z

APPEARANCE FOR:

MAP NO.: 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 3510 S. Ashland Avenue

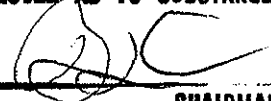
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Pending B3-5 Community Shopping District, a proposed service station with a fast food restaurant and drive-through whose minimum lot shall be 16,012 sq. ft. instead of 20,000 sq. ft..

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Howard J. Powers, IL

CAL NO.: 219-05-S

APPEARANCE FOR:

MAP NO.: 14-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 840-48 E. 63rd 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 service station with a car wash in a B3-3 Community Shopping District.

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

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Ronald M. and Dorothy Chmielecki **CAL NO.:** 220-05-S
APPEARANCE FOR: Jason Chmielecki **MAP NO.:** 1-G
APPEARANCES AGAINST: K.R. Piggott **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 454 N. Green 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 3-story 2 dwelling unit building with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

ACTION OF BOARD--
APPLICATION DENIED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicants applied for a zoning change under the 1957 code. The change was from M2-2 to B2-2 to allow for a 2 dwelling unit building with residential use below the second floor. The amendment to the Ordinance was past after December of 2004 as a B2-2 district. This B2-2 district changed to a B1-2 district when converted by the 2004 code. This district does not allow residential use below the second floor as a matter of right. The applicant assumed the conversion would be to a 2004 code B2 district and they would not have to go to the Board for a special use to allow residential use below the second floor. The permit was issued in error and the next door neighbor, Mr. Piggott, has objected to the size of the front yard and a small side yard next to his property. The foundation was placed in the ground. The applicant will not be allowed to establish a 3-story 2 dwelling unit building with residential use below the 2nd floor.

The Board hereby finds that the zoning change to B2 under the 1957 code required a special use application to this body. The applicant chose the side yards and front yard without consulting Mr. Piggott. The hardship of this parcel was self-imposed by the applicant. The layout of the buildings is not compatible with the character of the surrounding area in terms of the site planning and building scale. The Board will deny the request. The Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not 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 not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied and the Zoning Administrator is not authorized to permit said special use for residential use below the second floor.(s): The Department of Planning and Development recommends the approval of the proposed ground- floor residential use.

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

APPROVED AS TO SUBSTANCE

[Signature]

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

APPLICANT: Robert Higgins and Kelly Gummerson **CAL NO.:** 221-05-Z
APPEARANCE FOR: Lisa Marino **MAP NO.:** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
June 17, 2005
PREMISES AFFECTED: 3427 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing 2-story single family residence whose combined side yard shall be 3'-10" (2'-4" on the south and 6" on the north) instead of a total of 5'. *

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

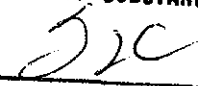
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story rear addition to an existing 2-story single family residence whose combined side yard shall be 3'-10" (2'-4" on the south and 6" on the north) 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.

* Application amended at hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Plote Construction Inc.
d/b/a Allied Asphalt Paving Co.

CAL NO.: 222-05-S

APPEARANCE FOR:

MAP NO.: 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 2435-55 S. Laflin Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an on-site asphalt plant and reprocessible construction/demolition material facility in a PMD#11 Planned Manufacturing District.

ACTION OF BOARD--
CASE CONTINUED TO JULY 15, 2005

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: BP Development, Inc. **CAL NO.:** 223-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 2451 W. Cortland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in RM-5 Residential Multi-Unit District, a proposed 3 1/2-story 3 dwelling unit whose front yard shall be 9' instead of 14.95', reduce the combined side yard to 4.67' instead of 4.8' with a east side yard of 1.67' instead of 2' and a 34' rear yard instead of 37.40'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3 1/2-story 3 dwelling unit whose front yard shall be 9'; reduce the combined side yard to 4.67' with a east side yard of 1.67' and a 34' rear yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Syed Ahmed

CAL NO.: 224-05-S

APPEARANCE FOR:

MAP NO.: 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 2700 W. Belden Avenue


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

ACTION OF BOARD--
CASE CONTINUED TO JULY 15, 2005

THE VOTE

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: George and Patricia Loukas * **CAL NO.:** 225-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-G
APPEARANCES AGAINST: Frances Vetrano, Elizabeth Thomas **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 1032-34 W. Waveland Ave/ 3706 N. Kenmore*

NATURE OF REQUEST: *Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the construction of a set of open rear metal stairs, elevator and machine room to an existing 3-story building in Wrigley Field Adjacent Area with rear yard setback of 3.42 feet instead of the required 28.17 feet.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a a set of open rear metal stairs, elevator and machine room to an existing 3-story building in Wrigley Field Adjacent Area with a rear yard setback of 3.42 feet; the Board finds the applicant will add these structures to allow large numbers of people to safely use the club's facilities. These amenities are located at the rear of the lot and will be located in the rear yard setback. The objector owns the property immediately to the North on Kenmore. She states that the use of the property in question causes her a great deal of stress due to the noise, amount of people walking up and down, lack of garbage collection and the delivery of supplies to the club. She has attempted to impress upon the club owners her problems, but they do not listen to her concerns. The Wrigley Field Adjacent Area allows this use as a club and to provide for the public's safety and convenience, an elevator and metal stair case is necessary. The Board also finds the use will not alter the essential character of the neighborhood as there are two blocks which contain clubs on the roofs of these residential buildings; many of these clubs have new rear stairs and elevators; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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


CHAIRMAN

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

APPLICANT: 828 W. Grace, LLC **CAL NO.:** 226-05-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: Steve Hawkins, Jason Booth, Carolyn Brna **MINUTES OF MEETING:** June 17, 2005
PREMISES AFFECTED: 828 W. Grace Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-4 General Service District, a proposed 18-story 130 dwelling unit with commercial space building whose west side yard shall be zero instead of 5' to reduce the rear yard to zero instead of 30', to reduce the front yard to zero instead of 15' and to reduce one of the two required 10' x 25' loading berths.

**ACTION OF BOARD--
 VARIATION GRANTED**

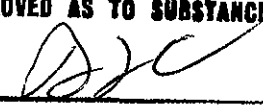
THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant began the Building Permit process before the November 1, 2004 new ordinance and therefore the Board will decide this case under the 1957 code. The applicant will construct an 18 story 130 dwelling unit and commercial space building. The property is zoned B5-4 and has been that district for many years. The neighborhood is a mix of commercial, large and small residential buildings. There is 27 story residential building directly to the east. There is a new 4 dwelling unit building to the west. There will be approximately 4,000 sq. ft of retail use in the building. The applicant will bring the building to the west lot line and have no side yard. The Alderman appeared and supported the application. There will be additional parking spaces within the building. The neighbors to the west and surrounding buildings voiced their concerns about the possibility of flooding and a reduction of air and light to their buildings. The applicant also asked to waive one of the two required loading berths. The Board notes the B5-4 zoning district permits a very large building to be built upon a 28,000 sq. ft. lot. The building will be built to 18 stories and 130 dwelling units. The Board believes that providing two loading berths will not be a hardship to the applicant and will not waive the second loading berth. The west side yard, rear yard and front yard shall all be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

MINUTES OF MEETING:

June 17, 2005

CAL NO.: 226-05-Z

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):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 quests, 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;

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

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

APPLICANT: General Iron Industries, Inc. **CAL NO.:** 227-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 4541-59 W. North Avenue/4544-60 W. Division Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a recycling/junk yard within an automotive junk yard (Cal No. 58-03-S) in M1-1 Limited Manufacturing/Business Park and PMD Districts.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicants shall establish a recycling/junk yard within an automotive junk yard (Cal No. 58-03-S); there will be no recycling performed at this site; the Board has previously allowed an automotive junk yard to be established on this property that runs from North Ave., south to Division Street. The property is not being expanded but the use is being modified to allow a recycling center near the Division Street side of the property; 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 salvage yard provided the existing setbacks, landscaping and fencing are maintained as illustrated on the site plan dated March 2, 2005 as prepared by Sonoc Architects & Associates.

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

[Handwritten Signature]

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

APPLICANT: Rogo Entertainment, Inc. **CAL NO.:** 229-05-S
APPEARANCE FOR: Graham Grady **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 17, 2005
PREMISES AFFECTED: 1501-11 W. Balmoral 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 B1-2 to Pending B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

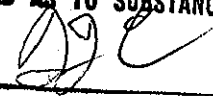
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 31, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a tavern at the above location; all changes made to the site will be interior; there will be outdoor seating and no special lighting will be required for the outdoor seating; 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


CHAIRMAN

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

APPLICANT: Tiny's

CAL NO.: 490-04-S

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005


PREMISES AFFECTED: 1821 W. Addison Street

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

ACTION OF BOARD--
CASE CONTINUED TO JULY 15, 2005

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Tiny's

CAL NO.: 491-04-Z

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 17, 2005

PREMISES AFFECTED: 1821 W. Addison Street

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

ACTION OF BOARD--
CASE CONTINUED TO JULY 15, 2005

THE VOTE

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

APPROVED AS TO SUBSTANCE
JJC
CHAIRMAN