

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

**APPLICANT:** Andrew Ruttenberg **CAL NO.:** 39-06-Z  
**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 1050 W. Hubbard Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, the waiver of the one required 10' x 25' loading berth for a 21 dwelling unit building.

**ACTION OF BOARD--  
VARIATION GRANTED**

**THE VOTE**

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

BOARD OF APPEALS  
R-806 CITY HALL  
2006 MAR 28 A 11:5

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

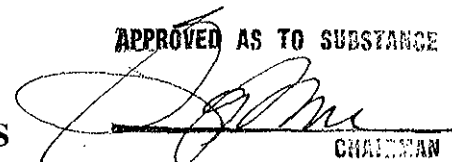
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to waive the required loading berth for a 21 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** Kostas Giannoulas

**CAL NO.:** 40-06-S

**APPEARANCE FOR:**

**MAP NO.:** 5-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 940-42 W. Webster Avenue

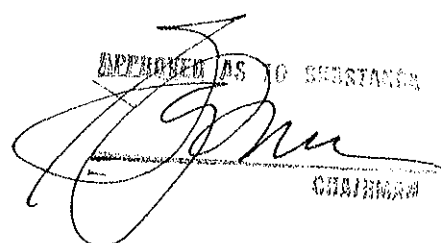
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a B1-2 Neighborhood Shopping District.

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

**THE VOTE**

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

2006 MAR 28 A 11:54  
BOARD OF APPEALS  
R-806 CITY HALL

APPROVED AS TO SUBSTANCE  
  
CHIEF CLERK

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

**APPLICANT:** Isidor I. Ramos **CAL NO.:** 41-06-Z  
**APPEARANCE FOR:** James. J. Banks **MAP NO.:** 5-N  
**APPEARANCES AGAINST:** Donette Rizzo, Stan Rolka, Peter Bukowski **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 7000 W. Medill Avenue/2346 N. Sayre Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 3-story 8 dwelling unit town home building whose front yard facing a public street shall be zero instead of 12', to reduce the rear yard to 5'-6" instead of 12' and to reduce the rear private yard from 200 sq. ft. to 125.5 sq. ft. and to place the yard at a level of 4' in the rear of the property.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:50

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

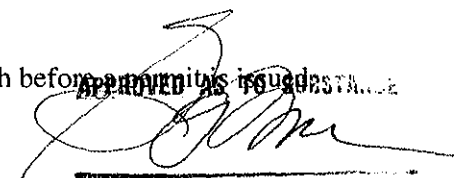
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case stated that the property in question was re-zoned without proper notification. They also object to the size of the new building and state that the new building would diminish light and air to the surrounding properties. The objectors are also concerned that a large building with 8 units would increase traffic in the area the objectors live in a large townhouse complex next door. The applicant's building will be one story higher than his neighbors. The project is compatible; the applicant shall construct a 3-story 8 dwelling unit town home building whose front yard facing a public street shall be zero, to reduce the rear yard to 5'-6" and to reduce the rear private yard to 125.5 sq. ft. and to place the yard at a level of 4' in the rear of the property; 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 approval is issued.

  
 APPROVED AND ISSUED  
 CHAIRMAN

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

**APPLICANT:** Healing Center Church **CAL NO.:** 42-06-Z  
**APPEARANCE FOR:** Lenard Murry **MAP NO.:** 1-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3125 W. Warren Boulevard  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the wavier of one required parking space. The applicant will erect a proposed 4-story 4 dwelling unit building which requires 4 parking spaces but only has room for 3 spaces.

**ACTION OF BOARD--  
 VARIATION DENIED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 DEC 19 A 9:58

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
Abstain		
Abstain		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has filed a variation to waiver one of the four required parking spaces for a proposed 4 story 4 dwelling unit building. The parcel measures 30' x 120' and is located in an RM-5 zoning district. The Zoning Ordinance requires one parking space per dwelling unit (§ 17-10-0207-A). The applicant has filed a variation to wave one of the four required parking spaces.

Section 17-13-1107 requires:

The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon evidence presented to it in each specific case, that:

1. strict compliance with regulations and standards of this Zoning Ordinance would create practical hardships for the subject property; and
2. the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance ( See Sec. 17-1-0500)

In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of the following:

1. Property in question can not yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance;
2. The practical difficulties or particular hardship are due to unique circumstances and are not generally applicable to other similarly situated property; and
3. The variation, if granted, will not alter the essential character of the neighborhood.

In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts:

1. Particular physical surroundings, shape or topographical condition of the specific property involved would result in particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. The conditions upon which the petition for a variation is based would not be applicable, generally, to the other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The applicants plans show that only three parking spaces may be provided on a lot which is 30'feet wide. The applicant has not provided any evidence that it is not able to build a three dwelling unit building and still make a profit. The applicant stated that it would be better to have four units constructed. The desire to make additional profit from this property may not be taken into account of whether the particular hardship or practical difficulties exist. Every proposed multi- dwelling unit building the Board has seen over the years has provided one parking space per one dwelling unit. This applicant has not provided evidence of a particular hardship or practical difficulty. The Board finds that to allow this variation would alter the essential character of this neighborhood. The owner of one of the proposed four units would be required to park on the street. The applicant did not provide evidence that this parcel and building was unique. The availability of one to one unit parking limits all projects just as the lot area and zoning district. The Board finds that one parking space per dwelling unit is the purpose and intent of this ordinance. The applicant has not shown that the property cannot yield a reasonable return if constructed and sold as a three dwelling unit building. The Board will not waive one of the four required parking spaces; 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 generally applicable to other similarly situated property; and 5) the variation, if granted would 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 deny a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request not be and it hereby is denied subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. The applicant must provide one off street parking space for each dwelling unit it will construct.

APPROVED AS TO SUBSTANCE

*[Handwritten signature]*

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

**APPLICANT:** Debbie's Customized Staffing **CAL NO.:** 43-06-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 12-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 4117 W. 47th 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 labor service in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:55

**THE VOTE**

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

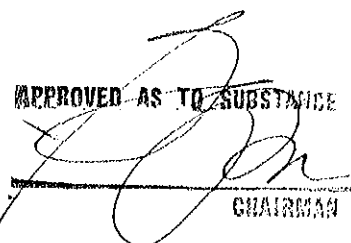
**THE RESOLUTION:**

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

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

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

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:** Murray Builders, Inc. **CAL NO.:** 45-06-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3785 W. Columbus Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose front yard shall be 6' instead of 12' for an end wall facing a public street.

**ACTION OF BOARD--  
 VARIATION GRANTED**

RECEIVED  
 BOARD OF APPEALS  
 R-808 CITY HALL  
 2006 MAR 28 A 11:00

**THE VOTE**

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

**THE RESOLUTION:**

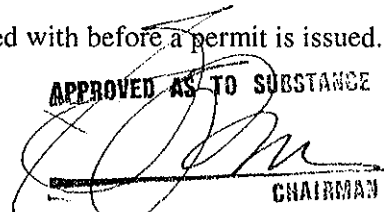
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

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

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** Murray Builders, Inc. **CAL NO.:** 46-06-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3801 W. Columbus Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose front yard shall be 6' instead of 12'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

CITY OF CHICAGO  
 ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 29 AM 11:55

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

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

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

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

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
 CHAIRMAN



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

**APPLICANT:** Murray Builders, Inc. **CAL NO.:** 47-06-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3809 W. Columbus Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose front yard shall be 6' instead of 12'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

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

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

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

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** Murray Builders, Inc. **CAL NO.:** 48-06-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3811 W. Columbus Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose front yard shall be 6' instead of 12' for an end wall facing a public street.

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:

**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:**

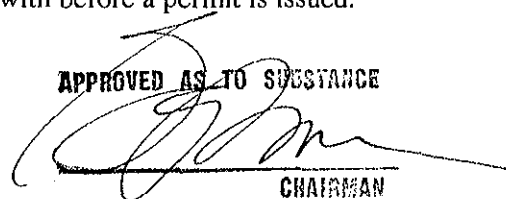
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

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

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** Murray Builders, Inc. **CAL NO.:** 49-06-A  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3745-49 W. 84th Place  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow parking to be established within 20 feet of the front property line in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (section 17-10-0602-A).

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

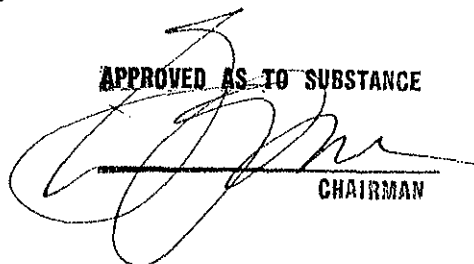
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant is requesting to establish parking within 20 feet of the front property line. Pursuant to § 17-10-0602-A, parking within 20 feet of the front property line in RT, RM and DR districts is prohibited. The Zoning Board of Appeals does not have the authority to grant the relief that is being requested by the applicant. The decision of the Zoning Administrator is affirmed and the request is denied and parking shall not be established within 20 feet of the front property line.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:05

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

**APPLICANT:** Murray Builders, Inc. **CAL NO.:** 50-06-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3745-49 W. 84th Place

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 5 dwelling unit townhouse building whose front wall facing a public street shall be 1'-6" instead of 12' and to reduce the 20' front access for a private garage to 1'-6".

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 29 11:54

**THE VOTE**

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

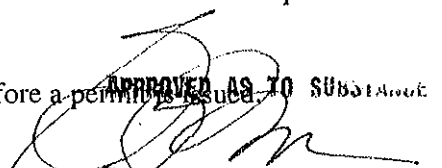
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 5 dwelling unit townhouse building whose front wall facing a public street shall be 1'-6"; in light of the denial in case # 49-06-A, Pursuant to § 17-10-0602-A, parking within 20 feet of the front property line in RT, RM and DR districts is prohibited; the parking spaces and garages shall be removed from the plans; 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:** Murray Builders, Inc. **CAL NO.:** 51-06-A  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3802-06 W. 85th Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow parking to be established within 20 feet of the front property line in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (section 17-10-0602-A).

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

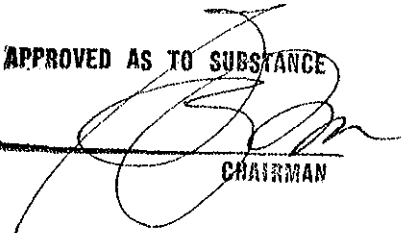
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006; and

WHEREAS, the district maps show that the premises is located in an 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 is requesting to establish parking within 20 feet of the property line. Pursuant to § 17-10-0602-A, parking within 20 feet of the front property line in RT, RM and DR districts is prohibited. The Zoning Board of Appeals does not have the authority to grant the relief that is being requested by the applicant. The decision of the Zoning Administrator is affirmed and the request is denied and parking shall not be established within 20 feet of the front property line.

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:58

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

**APPLICANT:** Murray Builders, Inc. **CAL NO.:** 52-06-Z  
**APPEARANCE FOR:** John George **MAP NO.:** 20-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3802-06 W. 85th Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story 3 dwelling unit building whose front yard shall be 1' instead of 12' for a front wall facing a public street and to reduce the minimum 20' front access to a private garage to 1' in the required front yard.

**ACTION OF BOARD--  
 VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:55

**THE VOTE**

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

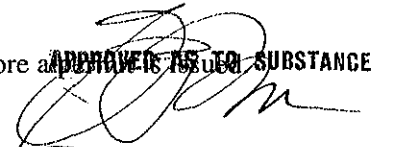
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 3 dwelling unit building whose front yard shall be 1' for a front wall facing a public street; in light of the denial in case # 51-06-A, pursuant to § 17-10-0602-A, parking within 20 feet of the front property line in RT, RM and DR districts is prohibited; the parking spaces and garage shall be removed from the plans; 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 **APPROVED AS TO SUBSTANCE**



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

**APPLICANT:** 1916 N. Honore, LLC  
c/o McHugh Development

**CAL NO.:** 53-06-Z

**APPEARANCE FOR:** Caroline Nash

**MAP NO.:** 5-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 1916 N. Honore Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2 1/2-story single family residence, with attached breezeway, whose combined total side yard shall be 1'-2" (1'-2" on the south and zero on the north instead of 5') with neither yard less than 2' and to reduce the rear yard to 21' instead of 35'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:59

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

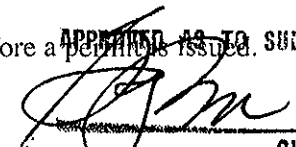
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2 1/2-story single family residence, with attached breezeway, whose combined total side yard shall be 1'-2" (1'-2" on the south and zero on the north) and to reduce the rear yard to 21'; 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:** Illinois Tamale Company **CAL NO.:** 54-06-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** Patrick Quinn, Bob Burnett, Walter Flood **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 1364-80 W. Hubbard Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-2 Limited Manufacturing/Business Park District, a proposed 1-story addition whose front yard shall be 5' instead of 15', east side yard shall be zero instead of 5'.

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

ZONING BOARD OF APPEALS  
 CITY HALL  
 R-806  
 2006 MAR 28 5:55

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

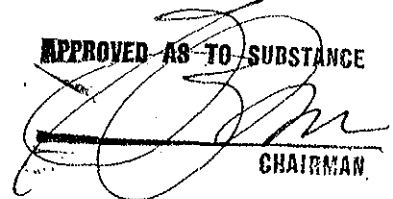
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case stated that they are concerned about the applicant expanding his business. They feel that if the applicant is permitted to expand there will be an increase in truck traffic in the area; the applicant stated that the addition will be used for cold storage only and that the amount of truck traffic will decrease; the applicant stated the area was commercial for many years and only recently has it become more residential; the applicant will be permitted to construct a 1-story addition whose front yard shall be 5' and whose east side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



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

**APPLICANT:** Illinois Tamale Company **CAL NO.:** 55-06-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G

**APPEARANCES AGAINST:** Patrick Quinn, Bob Burnett, Walter Flood **MINUTES OF MEETING:** February 17, 2006

**PREMISES AFFECTED:** 1371 W. Grand Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 9 private passenger automobiles to fulfill the parking requirements for 1364-80 W. Hubbard in a B1-2 Neighborhood Shopping District.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:55

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

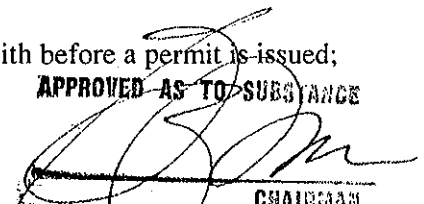
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in case 53-06-Z were not opposed to the establishment of the off- site parking lot; the applicant shall establish an off-site parking lot for 9 private passenger automobiles to fulfill the parking requirements for 1364-80 W. Hubbard; 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 off-site parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** 2547 Marshfield, LLC  
c/o McHugh Development **CAL NO.:** 56-06-Z

**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 7-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 2547 N. Marshfield Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2 ½-story single family residence, with attached breezeway, whose total combined side yards shall be 1'-2" (1'-2" on the south zero on the north) instead of 5' and whose rear yard shall be 21' instead of 35'.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11: 59

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

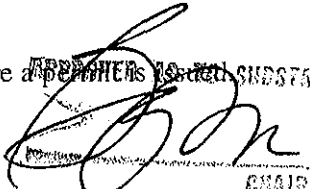
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2 ½-story single family residence, with attached breezeway, whose total combined side yards shall be 1'-2" (1'-2" on the south zero on the north) and whose rear yard shall be 21'; 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 **REPEATED IS NOT A SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** G.B. Illinois 2, LLC **CAL NO.:** 57-06-S  
**APPEARANCE FOR:** Richard Toth **MAP NO.:** 7-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 3137-59 N. Narrangansett Avenue/6345-57 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 proposed drug-store with drive thru facility in a B3-1 Community Shopping District.

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:55

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

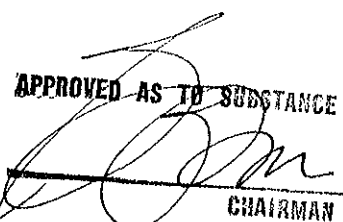
**THE RESOLUTION:**

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

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

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

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:** David Cooper **CAL NO.:** 58-06-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 1851 W. Wabansia 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 rear addition whose rear yard shall be zero instead of 22.46', whose combined set backs shall be 5.3' (2.99' on the east and 2.4' on the west) instead of 9.68' and to waive the open rear yard space.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:50

**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:**

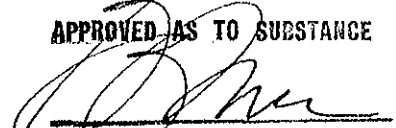
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a rear addition whose rear yard shall be zero, whose combined set backs shall be 5.3' (2.99' on the east and 2.4' on the west) and to waive the open rear yard space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**APPLICANT:** 1924 Winchester, LLC **CAL NO.:** 59-06-Z  
**APPEARANCE FOR:** Caroline Nash **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 1924 N. Winchester Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2-story single family residence whose combined side yards shall be 1'-2" (1'-2" on the south and zero on the north) instead of 4'-10" with neither yard less than 2' and the applicant will remove the breezeway\*

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:55

**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:**

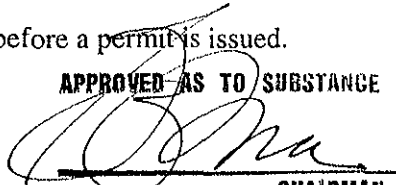
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2-story single family residence whose combined side yards shall be 1'-2" (1'-2" on the south and zero 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.

\* Amended at Hearing

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** 4950 Western, LLC **CAL NO.:** 60-06-S

**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-I

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

**PREMISES AFFECTED:** 4938-52 N. Western Avenue February 17, 2006

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 5-story 49 dwelling unit building with residential use below the 2nd floor in a B1-3 Neighborhood Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

RECEIVED  
 BOARD OF APPEALS  
 R-805 CITY HALL  
 2006 MAR 28 A 11:55

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 5-story 49 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 proposed ground floor residential use.

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
 CHAIRMAN

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

BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11:55

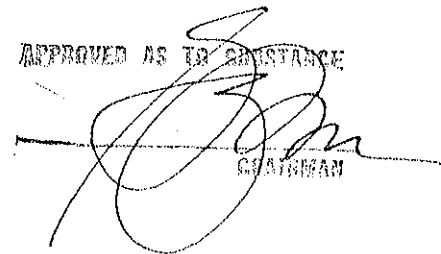
**MINUTES OF MEETING:**

February 17, 2006

**CAL NO.:** 60-06- 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 guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** 4950 Western, LLC **CAL NO.:** 61-06-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 13-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 4938-52 N. Western Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Neighborhood Shopping District, a 5-story 49 dwelling unit building whose rear set back shall be 19' instead of 30'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

**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:**

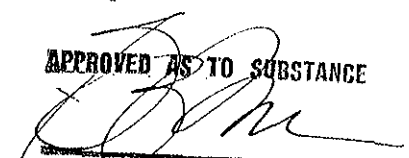
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 5-story 49 dwelling unit building whose rear set back shall be 19'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11:56

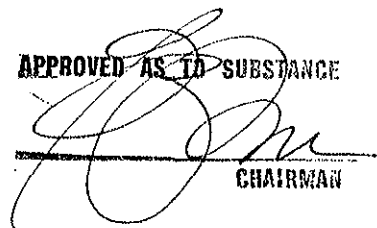
**MINUTES OF MEETING:**

February 17, 2006

**CAL NO.:** 61-06-Z

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

**APPROVED AS TO SUBSTANCE**



CHAIRMAN

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

**APPLICANT:** Byrne Business, Inc. **CAL NO.:** 62-06-Z  
**APPEARANCE FOR:** Thomas Moore **MAP NO.:** 17-G  
**APPEARANCES AGAINST:** Lauren Sugerman, Jean Fishbeck, **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 1223-25 W. Farwell 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, the division of an improved zoning lot (50' x 174') the remaining 3-story 3 dwelling unit building shall have a east and west side yard of zero instead of 5' combined with no less than 2' on each side. The remaining building shall be 1225 W. Farwell.

**ACTION OF BOARD--  
 VARIATION GRANTED**

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

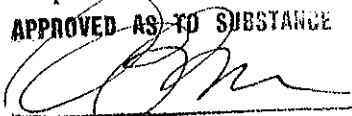
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objectors in this case are concerned that if the applicant is permitted to sub-divide the lot, the addition of two new single family homes will contribute to the density in the neighborhood. The applicant stated that he has entered into a covenant that will ensure that the existing single family home will remain after the lot has been divided. The applicant will be permitted to divide the lot. The remaining 3-story 3 dwelling unit building shall have a east and west side yard of zero. The remaining building shall be 1225 W. Farwell. 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:** Kyle Parlier **CAL NO.:** 63-06-Z  
**APPEARANCE FOR:** Same **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 2019 W. Leland 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 1-story front porch whose front yard shall be 8'-5" instead of 19.44', to reduce the west side yard to 1' instead of 3'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**


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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1-story front porch whose front yard shall be 8'-5" instead of 19.44', to reduce the west side yard to 1' instead of 3'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** 824 N Marshfield LLC

**CAL NO.:** 64-05-S

**APPEARANCE FOR:**

**MAP NO.:** 3-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

February 17, 2006

**PREMISES AFFECTED:** 824 N. Marshfield Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3-story 26 dwelling unit town homes with residential use below the 2nd floor in a B1-2 Neighborhood Shopping District.

**ACTION OF BOARD--**

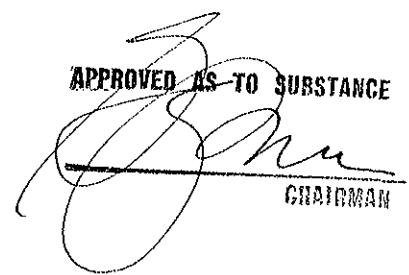
CASE CONTINUED TO APRIL 21, 2006

**THE VOTE**

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

Zoning  
 BOARD OF APPEALS  
 R-806 CITY HALL

2006 MAR 28 A 11:56

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** 824 N Marshfield LLC

**CAL NO.:** 65-06-Z

**APPEARANCE FOR:**

**MAP NO.:** 3-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 824 N. Marshfield Avenue

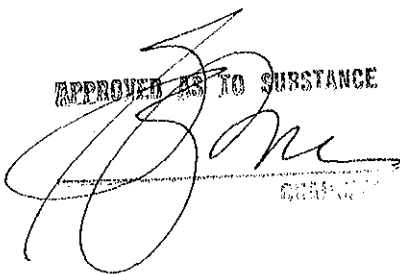
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-2 Neighborhood Shopping District, a 3-story 26 dwelling unit town house building whose required minimum separation between an end wall facing another end wall shall be 8' instead of 10', to reduce the required minimum separation between end walls facing rear walls to 3'-5" instead of 20 and to reduce the front walls facing a public street to 8' instead of 12'.

**ACTION OF BOARD--**  
CASE CONTINUED TO APRIL 21, 2006

**THE VOTE**

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

  
 APPROVED AS TO SUBSTANCE  
 Brian L. Crowe

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

**APPLICANT:** Roger Keaton

**CAL NO.:** 66-06-S

**APPEARANCE FOR:**

**MAP NO.:** 11-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 3960 W. Irving Park Road

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

**ACTION OF BOARD--**  
CASE CONTINUED TO MAY 19, 2006

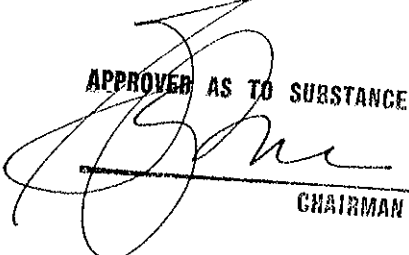
**THE VOTE**

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11:56

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Roger Keaton

**CAL NO.:** 67-06-Z

**APPEARANCE FOR:**

**MAP NO.:** 11-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 3960 W. Irving Park Road

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

**ACTION OF BOARD--**  
CASE CONTINUED TO MAY 19, 2006

**THE VOTE**

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL  
2006 MAR 28 A 11:56

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

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

**APPLICANT:** Edward H. Owens **CAL NO.:** 68-06-S

**APPEARANCE FOR:** Alex Seith **MAP NO.:** 5-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 4500-10 W. North Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed banking facility with drive through facility in a PMD #9- Planned Manufacturing District to establish a non-required accessory parking lot at 1614 N. Kilbourn Avenue.

**ACTION OF BOARD--**  
APPLICATION APPROVED

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

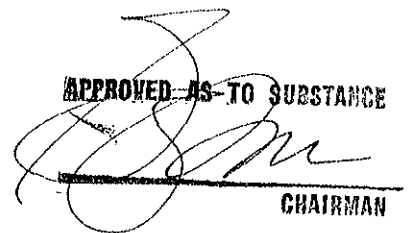
**THE RESOLUTION:**

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

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

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

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

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



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

**APPLICANT:** Celebrity Development **CAL NO.:** 69-06-S

**APPEARANCE FOR:** John Fritchey **MAP NO.:** 11-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 3553-59 W. Montrose 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 6-story 28 dwelling unit building with residential use below the 2nd floor in a B1-5 Neighborhood Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:56

**THE VOTE**

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

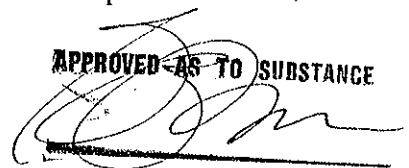
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the appellant shall establish a 6-story 28 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 proposed ground-floor residential use provided it is constructed consistent with the layout and design represented on the plans and drawings prepared by Arbor Engineers & Planners and dated February 15, 2006.

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**

BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11: 5b

**MINUTES OF MEETING:**

February 17, 2006

**CAL NO.:** 69-06-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 guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** Celebrity Development **CAL NO.:** 70-06-Z  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 11-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 3553-59 W. Montrose Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-5 Neighborhood Shopping District, a 6-story 28 dwelling unit building whose south rear yard shall be zero instead of 30'.

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11: 56

**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:**

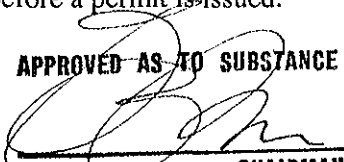
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 6-story 28 dwelling unit building whose south rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**MINUTES OF MEETING:**

February 17, 2006

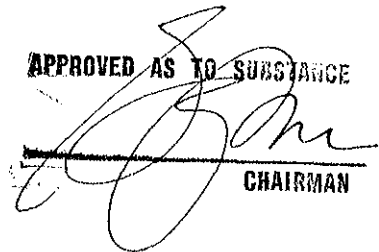
**CAL NO.: 70-06-Z**

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11:56

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Montrose Property Investments **CAL NO.:** 71-06-S  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 11-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3637-45 W. Montrose 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 4-story 40 dwelling unit building with residential use below the 2nd floor in a B3-5 Community Shopping District.

**ACTION OF BOARD--**  
 APPLICATION APPROVED

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

ZONING BOARD OF APPEALS  
 806 CITY HALL  
 2006 MAR 28 A 11:57

**THE RESOLUTION:**

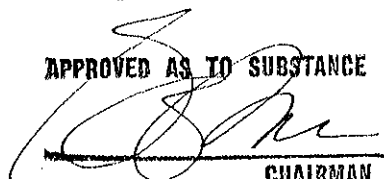
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a 4-story 40 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 proposed ground floor residential use provided it is constructed consistent with the layout and design represented on the plans and drawings prepared by Lazlo Simovic Architects and dated February 14, 2006.

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

MINUTES OF MEETING:  
February 17, 2006

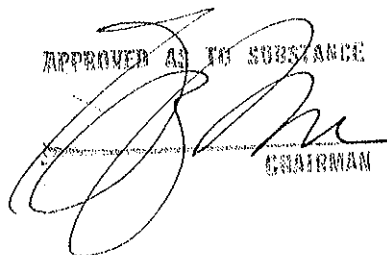
CAL NO.: 71-06-S

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 guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11:57

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Montrose Property Investments **CAL NO.:** 72-06-Z  
**APPEARANCE FOR:** John Fritchey **MAP NO.:** 11-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3637-45 W. Montrose Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a proposed 4-story 40 dwelling unit building whose rear yard shall be zero instead of 30'.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:57

**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:**

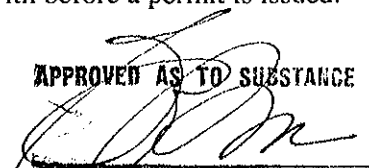
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4- story 40 dwelling unit building whose rear yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 CHAIRMAN

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

**MINUTES OF MEETING:**

February 17, 2006

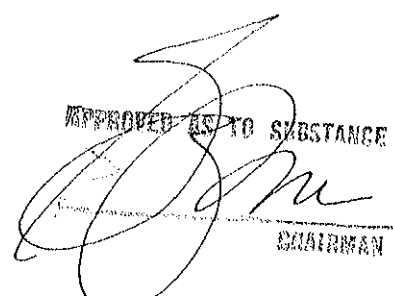
**CAL NO.:** 72-06-Z

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

BOARD OF APPEALS  
R-806 CITY HALL

2006 MAR 28 A 11:57

APPROVED AS TO SUBSTANCE



CHAIRMAN



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

**APPLICANT:** White Way Sign

**CAL NO.:** 73-06-S

**APPEARANCE FOR:**

**MAP NO.:** 2-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 550 W. Adams Street

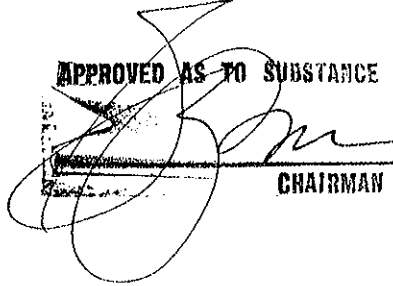
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a on site business identification sign 259 feet in height in a PD 756 Planned Development District.

**ACTION OF BOARD--**  
CASE CONTINUED TO APRIL 21, 2006

**THE VOTE**

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:57

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

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

**APPLICANT:** Michael Scoby & Joseph Panfil **CAL NO.:** 74-06-S  
**APPEARANCE FOR:** Michael Lavelle **MAP NO.:** 2-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 1659 W. Ogden Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern in a B3-3 General Service District.

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:58

**THE VOTE**

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

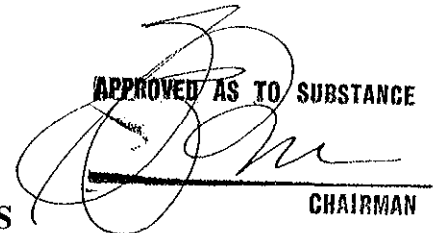
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; this case was previously heard in 2004, case #346-04-S; the applicant shall be permitted to establish a tavern; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

**CAL NO.:** 75-06-Z

**APPEARANCE FOR:** Same

**MAP NO.:** 8-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 901 W. 31st 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 conversion of a warehouse into a 2 dwelling unit building whose minimum lot area shall be 4,943 sq. ft. instead of 5,000 sq. ft. to waive one parking space (two spaces will be provided while 3 spaces are required), to add a 2nd floor addition (743 sq. ft.) which is 15% greater than the floor area which existed 50 years prior to the ordinance, to reduce the front yard, east yard and west yards to zero instead of a combined 9.88' with no yard less than 3.95', reduce the rear yard to zero rather than 30' and to waive open rear yard space.

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

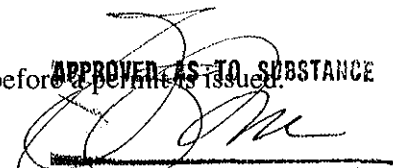
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert a a warehouse into a 2 dwelling unit building whose minimum lot area shall be 4,943 sq. ft; the applicant will also be permitted to waive one parking space (two spaces will be provided while 3 spaces are required), to add a 2nd floor addition (743 sq. ft.) which is 15% greater than the floor area which existed 50 years prior to the ordinance, to reduce the front yard, east yard and west yards to zero, reduce the rear yard to zero and to waive open rear yard space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 206 MAR 28 A 11:55

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

**APPLICANT:** Tawfik Tawil **CAL NO.:** 76-06-S  
**APPEARANCE FOR:** Richard Zulkey **MAP NO.:** 22-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 8887-8911 S. South Chicago  
**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 in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11: 5

**THE VOTE**

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

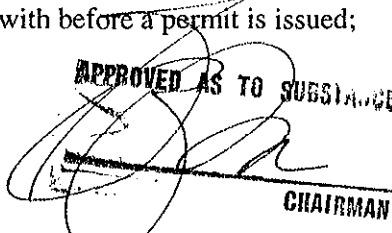
**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the service station provided it is constructed consistent with the layout and design represented on the site plan elevation drawings prepared by Nafe 3D Studio and dated February 16, 2006, and provided the final landscape plan is approved by the Department of Planning and Development.

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

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

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

**APPLICANT:** Tawfik Tawil **CAL NO.:** 77-06-Z  
**APPEARANCE FOR:** Richard Zulkey **MAP NO.:** 22-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 8887-8911 S. South Chicago  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a service station which will have 19,000 sq. ft. instead of the required 20,000 sq. ft..

**ACTION OF BOARD--  
VARIATION GRANTED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:55

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a service station which will have 19,000 sq. ft; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Vipul Aggarwal **CAL NO.:** 78-06-S  
**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 9-F  
**APPEARANCES AGAINST:** Harlan Calvert **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 3356 N. Broadway  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:5

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

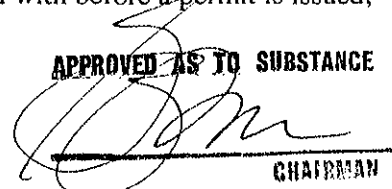
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the objector in this case is a business owner in the area; he stated that he is opposed to the establishment of the proposed beauty shop because he feels that there needs to be greater diversity of business in the area to attract more people; the objector stated that he was not worried about competition but feels that another beauty shop is not needed in the area; the applicant shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of the proposed nail 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:** National City Bank Of The Midwest **CAL NO.:** 79-06-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 3-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 3337-61 W. North Avenue/1549-59 N. Homan Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a bank with drive through in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
 APPLICATION APPROVED**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

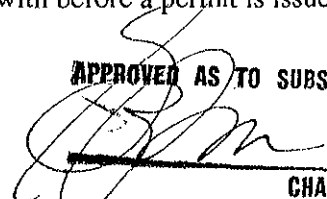
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a bank with a drive through; 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 drive- through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Hanna Architects and dated January 6, 2006 and provided the applicany complies with the requirements of section 17-9-0116 of the Chicago Zoning Ordinance.

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:57

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

**APPLICANT:** Michael Biedermann **CAL NO.:** 80-06-A  
**APPEARANCE FOR:** Same **MAP NO.:** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 1830 W. School Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the rebuilding of a 2-story residential building, located on the front of a parcel containing another residential building, which collapsed during remodeling in an RS-3 Residential Single-Unit (Detached House) District.

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**


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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant hired a contractor to dig out a portion of the basement floor for a drainage system. The contractor made an error and the building began to move and eventually collapse. The lot contained two buildings, the front building was removed. The appellant will be allowed to reconstruct the front building according to the plans which were approved to convert the 2 story 2 dwelling unit building into a 2 story single family residence. The new building shall contain more area than existed in the approved plans.

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

ZONING BOARD OF APPEALS  
 R-805 CITY HALL  
 2006 MAR 28 A 11:57



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

**APPLICANT:** Nassi African Hair Braiding **CAL NO.:** 81-06-S

**APPEARANCE FOR:** **MAP NO.:** 20-G

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 8307 1/2 S. Racine Avenue

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

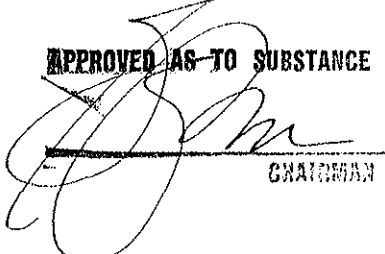
**ACTION OF BOARD--**  
CASE CONTINUED TO APRIL 21, 2006

**THE VOTE**

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:57

**APPROVED AS TO SUBSTANCE**



CHAIRMAN

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

**APPLICANT:** Willie D. Williams **CAL NO.:** 82-06-S  
**APPEARANCE FOR:** Fred Agustin **MAP NO.:** 3-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 5620 ½ 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-1 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:57

**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:**

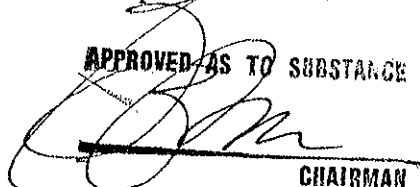
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 1, 2006; and

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

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

**CAL NO.:** 116-05-S

**APPEARANCE FOR:**

**MAP NO.:** 2-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**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.

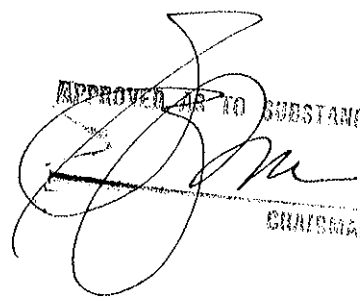
**ACTION OF BOARD--**  
CASE CONTINUED TO APRIL 21, 2006

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:57

  
 APPROVED AS TO SUBSTANCE  
 CHIEF CLERK

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

**APPLICANT:** Wayne Cohen

**CAL NO.:** 117-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 2-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 432 S. Clark Street

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

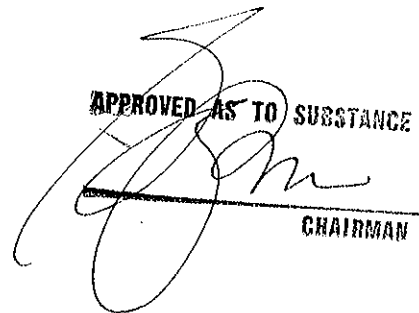
**ACTION OF BOARD--**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

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

BOARD OF APPEALS  
 R-806 CITY HALL

2006 MAR 28 A 11:58

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

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

**APPLICANT:** Henry's Sober Living House **CAL NO.:** 265-05-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 18-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 7143 S. Harvard Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 15 to 20 people in an existing 2 ½-story residential building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 MAR 28 A 11:58

**THE VOTE**

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

**THE RESOLUTION:**

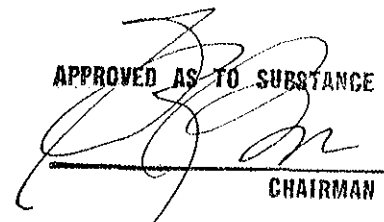
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 27, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be to establish a transitional residence in an existing 2 ½-story residential building; the facility shall serve no more than twelve people at any one time; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed transitional residence provided it serves no more than 12 people.

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:** Luis Burgos **CAL NO.:** 310-05-S

**APPEARANCE FOR:** Katie Cunningham **MAP NO.:** 4-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 2134 W. 18th 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 labor in a C1-2 Neighborhood Commercial District.

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

ZONING BOARD OF APPEALS  
 9-806 CITY HALL  
 2005 MAR 28 A 11: 58

**THE VOTE**

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

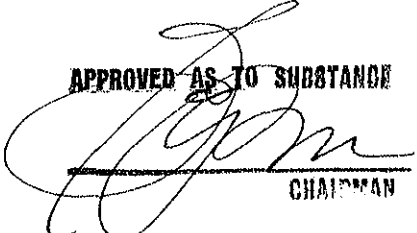
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 29, 2005; and

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

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

**CAL NO.:** 373-05-S

**APPEARANCE FOR:**

**MAP NO.:** 4-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 1853-55 S. Harding Avenue

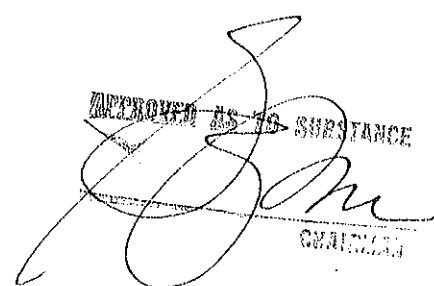
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 15 private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve a 13 dwelling unit residential building located at 3934-44 W. 19th Street.

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

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:58

	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:** Louis Cortez **CAL NO.:** 420-05-S  
**APPEARANCE FOR:** Rolando Acosta **MAP NO.:** 4-H  
**APPEARANCES AGAINST:** Amy Kurson **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 2218 W. Cermak Road  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:58

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 28, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 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 objector in this case is the bank that is located next door to the subject site. The objector stated that they have an option to buy the property and did not want the property to become unavailable due to a long term lease; the objector stated that there is also an over abundance of salon's in the area; the applicant shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

*[Signature]*  
 CHAIRMAN



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

**APPLICANT:** Kim Tran d/b/a Nails R Us **CAL NO.:** 436-05-S  
**APPEARANCE FOR:** Mark Wohlberg **MAP NO.:** 9-H  
**APPEARANCES AGAINST:** Jim Kurotsuchi **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 3611 N. Western Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
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 November 28, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 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 objector in this case stated that he operates a business in close proximity to the proposed site; the objector is afraid that with another similar business in the area, his business will be affected; the applicant shall establish a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use; the testimony of the appraiser was this use will not burden the area; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 MAR 28 A 11:50

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

**APPLICANT:** Saleem Husain, d/b/a Dunkin's Donuts **CAL NO.:** 466-05-S

**APPEARANCE FOR:** **MAP NO.:** 14-I

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 6009 S. Kedzie Avenue

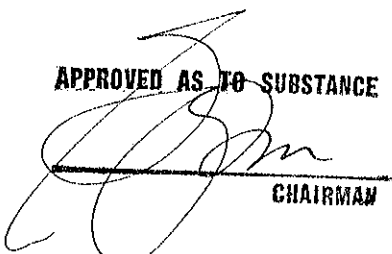
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility and 1-dwelling unit in the existing 2-story building in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--**  
CASE CONTINUED TO APRIL 21, 2006

**THE VOTE**

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11: 58

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

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

**APPLICANT:** Hector Barraza **CAL NO.:** 472-05-Z  
**APPEARANCE FOR:** William Hennessey **MAP NO.:** 14-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 6124 S. Keating Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, the division of an improved zoning lot the remaining single family residence at 6124 S. Keating Avenue shall have a 2.6' north side yard instead of 4' and reduce the lots combined side yard set backs from 10' to 7.5'.

**ACTION OF BOARD--  
VARIATION GRANTED**

BOARD OF APPEALS  
 R-805 CITY HALL  
 2006 MAR 28 A 11: 58

**THE VOTE**

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

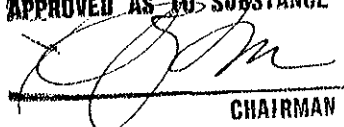
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 30, 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 improved zoning lot will be divided. The single family residence at 6124 S. Keating shall have a 2.6' north side yard and combined side yard setbacks to 7.5'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

**APPLICANT:** Mo Jama, LLC

**CAL NO.:** 477-05-Z

**APPEARANCE FOR:**

**MAP NO.:** 8-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 17, 2006

**PREMISES AFFECTED:** 3132 S. Indiana Avenue

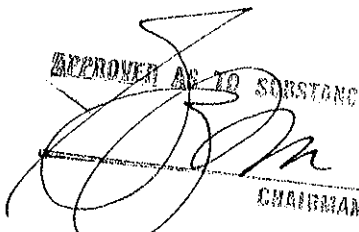
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4 ½-story 5 dwelling unit building whose front yard shall be 7'-2" instead of 15', whose combined side yards shall be zero instead of 5'-6" with neither less than 2.24' and to reduce the rear yard open space to 224 sq. ft. instead of 292 sq. ft.

**ACTION OF BOARD--**  
CASE CONTINUED TO MARCH 17, 2006

**THE VOTE**

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

RECEIVED  
 BOARD OF APPEALS  
 R-806 CITY HALL  
 2006 MAR 28 A 11:58

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

**APPLICANT:** Maurilio Mejia **CAL NO.:** 480-05-A  
**APPEARANCE FOR:** Jeff Lerner **MAP NO.:** 7-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 4833 W. Diversey Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a roof top on premises (advertising sign) in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

**THE VOTE**

BOARD OF APPEALS  
 R-806 CITY HALL  
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BRIAN L. CROWE  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 DONALD HUBERT  
 REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

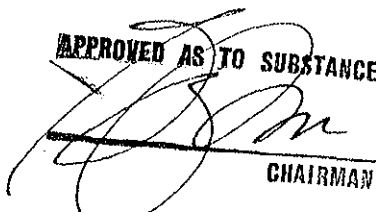
**THE RESOLUTION:**

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this case is requesting to re-establish a roof-top on premise sign. The appellant produced a witness that recalled that the sign was there in 1954. The witness recalled that it was a business identification sign for the grocery store that was in operation at the location at the time. The appellant shall be permitted to re-establish a business identification sign at this location. The appellant will not be allowed to establish a message board on the sign or columns at this location.

  
**APPROVED AS TO SUBSTANCE**  
 CHAIRMAN

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

**APPLICANT:** Derek T. Mullins **CAL NO.:** 483-05-S  
**APPEARANCE FOR:** Same **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 17, 2006  
**PREMISES AFFECTED:** 1456 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 tattoo parlor in a B3-2 Community Shopping District.

**ACTION OF BOARD--  
APPLICATION APPROVED**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

ZONING BOARD OF APPEALS  
 -806 CITY HALL  
 MAR 28 A 11:58

**THE RESOLUTION:**

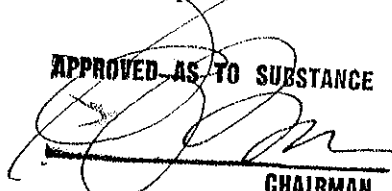
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 30, 2005; and

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 be permitted to establish a tattoo shop at this location. The studio will be very discreet and no signage shall be placed at the front of the property, the applicant stated that he will operate by appointment only; 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 tattoo parlor 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:** 3156 W. Warren, LLC **CAL NO.:** 437-05-Z  
**APPEARANCE FOR:** J. David Ballinger **MAP NO.:** 1-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 17, 2006  
**PREMISES AFFECTED:** 2926 W Warren Boulevard

**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 constructed 3-story single family residence whose total combined side yards shall be zero (zero west and zero east) instead of 4' each for existing wing walls.

**ACTION OF BOARD--  
 VARIATION GRANTED**

BOARD OF APPEALS  
 R-806 CITY HALL  
 2005 MAR 28 A 11:58

**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 November 28, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 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 be permitted to legalize the constructed 3-story single family residence whose total combined side yards shall be zero (zero west and zero east) for existing wing walls; 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**  
