

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

APPLICANT: Michael Olimene **CAL NO.:** 13-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 3337 S. Giles Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS3 Residential Single-Unit District, a proposed 3-story single family residence whose north and south side yard shall be zero instead of combined 4.3' and to allow the height of the building to be increased to 31' instead of 30'.*

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

ZONING BOARD OF APPEALS
 905 CITY HALL
 JUN - 9 PM 2:40

THE RESOLUTION:

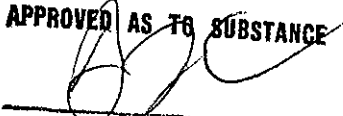
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story single family residence whose north and south side yard shall be zero; the applicants request for a height increase was withdrawn at the time of hearing; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or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


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

APPLICANT: Leo Licata-Billboards, Inc. **CAL NO.:** 20-05-A
APPEARANCE FOR: Kevin Horan **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 2325-33 N. Clark Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow, in a B1-3 Neighborhood Shopping District, a 1,400 sq. ft. advertising sign (north wall) which exceeds the allowable area by 100 sq. ft. and is located within 250 feet of an residential district.

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

THE VOTE

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

RECUSED		
AFFIRMATIVE	NEGATIVE	ABSENT

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2005; and

WHEREAS, the district maps show that the premises is located in an B-13 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the appellant is a moving and storage company which has been located at this site since the early 1900's. The building has had numerous on premise signs on the north and south faces of the building. The appellant has offered photographs and affidavits that the on premise signs have been on the building before and after zoning ordinances have been in existence; the appellant maintains that its on premise sign is a legal non- conforming sign and further that it may now convert the signage to an off premise sign (non-business identification). The Board does not agree. The existing Reebie signage is legal non- conforming signage, other off premise signage is not. The 2004 Zoning Ordinance does not permit an off- premise sign because it is within 100 feet of an R-district (§ 17-12-1006A-2).

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

MINUTES OF MEETING:

May 20, 2005

CAL NO.: 20-05-A

The 1957 Ordinance states that a legal and non-conforming sign shall not be altered, expanded, or relocated in any way, other than to perform normal and necessary repairs or to change the copy of the sign (§ 6.7-1(c)). The Board does not have the authority to permit the Reebie signage to be changed from an on- premise sign to an off premise advertising sign. The decision of the zoning Administrator is affirmed.

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

MINUTES OF MEETING:

Date: May 20, 2005

Cal. No. 57-04-A

James R. Jeffries presented a written request for an extension of time in which to obtain the necessary building permit for the beauty salon, on premises at 8214 S. Ashland, approved by the Zoning Board of Appeals on February 20, 2004, in Cal. No 57-04-A.

James R. Jeffries stated that the project has been in the permitting process through the Department of Buildings for the past year with the approval of the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board has exceeded the one year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary building permit be extended to February 20, 2006. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Kostantelos, McCabe- Miele, Hubert and DeJesus. Nays - None

2005 JUN -8 P 2:40
BOARD OF APPEALS
R-805 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Air Benchmark Corp

CAL NO.: 73-05-S

APPEARANCE FOR: Thomas Moore

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 20, 2005

PREMISES AFFECTED: 3633 N. Sheffield Avenue

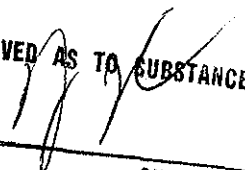
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a private club in a B3-3 Community Shopping District within an existing 3-story 2 dwelling unit building.

ACTION OF BOARD-
APPLICATION WITHDRAWN ON MOTION OF APPLICANT

2005 JUN - 8 P 2:45
 BOARD OF APPEALS
 R-806 CITY HALL

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: C.R.I. Development, LLC **CAL NO.:** 78-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-J
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 3716 N. Lawndale Avenue


NATURE OF REQUEST: Application for a variation under Chapter 17 of the zoning ordinance to permit, in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose north side yard shall be zero instead of 7.79'.

ACTION OF BOARD-
 CASE CONTINUED TO JUNE 15, 2005. NO FURTHER CONTINUANCE WILL BE GRANTED BEYOND THAT DATE.

2005 JUN - 8 2:40
 BOARD OF APPEALS
 R-805 CITY HALL

THE VOTE

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: G.B. Illinois 2, LLC **CAL NO.:** 79-05-S
APPEARANCE FOR: Richard Tolth **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 3601-57 N. Central Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store with drive through facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

APPROVED	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

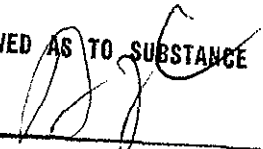
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2005; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive- through facility provided that it is constructed consistent with the layout and design represented on the site plan dated May 11, 2005 as prepared by V3 Consultants 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: Ziad and Basem Farhan **CAL NO.:** 80-05-S
APPEARANCE FOR: Michael Lavelle **MAP NO.:** 9-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 6001 W. Addison Street
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in an existing fast food restaurant in a B3-1 Community Shopping District.

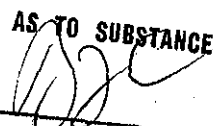
ACTION OF BOARD--
 CASE CONTINUED TO JUNE 17, 2005

THE VOTE

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

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

2005 JUN - 9 P
 BOARD OF APPEALS
 R-806 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Wendy's International, Inc. **CAL NO.:** 86-05-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 10-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 4126 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive through facility in a M2-3 Light Industry District.

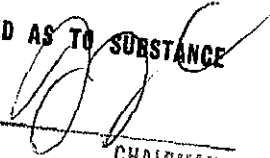
ACTION OF BOARD-
 WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

2005 JUN - 8 P 2: 00
 BOARD OF APPEALS
 R-806 CITY HALL

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

	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: United Business Group Corporation/
DBA Triple Care **CAL NO.:** 87-05-A

APPEARANCE FOR: Dennis L Karns **MAP NO.:** 15-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 4708-10 N. Central Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a travel agency/employment agency 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

	2005 JUN -8 P 2:40	BOARD OF APPEALS R-806 CITY HALL	
	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

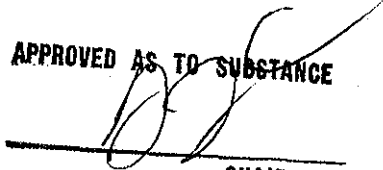
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2005; and

WHEREAS, the district maps show that the premises is located in an R-3 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 building contains commercial uses only and has never contained dwelling units; it was constructed with permits, as a commercial building; it contains a law office and other commercial uses; there is one empty office which the appellant wishes to occupy as a travel agent and an employment agency not a day labor agency; the Board will grant this use and a business license shall be obtained.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING


Date May 20, 2005

Brian Crowe, Chairman moved to appoint Victor Resa, Secretary of the Zoning Board of Appeal. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabMiele and DeJesus. Nays- None

2005 JUN - 8 P 2:40
ZONING BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Felicia Campbell **CAL NO.:** 148-05-S
APPEARANCE FOR: Same **MAP NO.:** 12-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1925 W. 51st Street/5103 S. Winchester 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 temporary overnight shelter on the 3rd and 4th floor of an existing residential building in a B3-1 Community Shopping District.

**ACTION OF BOARD-
APPLICATION DENIED**

THE VOTE

ZONING BOARD OF APPEALS
 8-806 CITY HALL
 2005 JUN - 8 P 2:33

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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to allow 13 to 17 adult females in a temporary overnight shelter within the attic; the space will be a dormitory setting; the applicant wishes to add another floor for more people in the future; the Department of Planning and Development states that there is not sufficient floor area to allow more that 12 individuals; the applicant disagrees; the Board finds that the applicant may not safely service the number of people she wishes: the Board further finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied and the Zoning Administrator is authorized to deny said special use subject :The Department of Planning and Development recommends denial of the proposed temporary overnight shelter. The Department does not believe that the existing space is designed to house the proposed number users.

APPROVED AS TO SUBSTANCE

[Signature]

CHAIRMAN

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

APPLICANT: Thomas McHugh **CAL NO.:** 149-05-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1243 W. Montana Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3.5 Residential Single-Unit (Detached House) District, a proposed 3 1/2-story single family residence whose west side and east side yards shall be 1.5' each instead of 2' each with a combined side yard of 3' instead of 6'.

**ACTION OF BOARD-
VARIATION GRANTED**

2005 JUN - 8 P 2:36
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3 1/2-story single family residence whose west side and east side yards shall be 1.5' each with a combined side yard 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


 Brian L. Crowe

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

APPLICANT: Andrew Dennis **CAL NO.:** 150-05-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1314 W. Wellington 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 addition to an existing 3-story single family residence whose front yard shall be 8'-9" instead of 14.67', whose rear yard shall be 24'-4" instead of 33.6', west side yard shall be 7 1/2"* instead of 2' and whose combined side yards shall be 3'-7" instead of 5'.

**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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct an addition to an existing 3-story single family residence whose front yard shall be 8'-9", whose rear yard shall be 24'-4", west side yard shall be 7 1/2"* and whose combined side yards shall be 3'-7"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at Hearing

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

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

APPLICANT: 620 West Schubert, LLC **CAL NO.:** 151-05-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 7-F
APPEARANCES AGAINST: Sandra Gartler, Cynthia Harris, Renee Gan **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 616-18 W. Schubert Avenue

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, a proposed 4-story 8 dwelling unit building whose front yard shall be 7'-6 1/4" instead of 15', whose west side yard shall be zero and east side yard shall be 3' instead of a combined side yard of 11.20' and neither side yard shall be less than 4.48'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

2005 JUN - 8 P 2:30
 BOARD OF APPEALS
 ZONING
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
Brian L. Crowe	X		
Gigi McCabe-Miele		X	
Demetri Konstantelos	X		
Donald Hubert	X		
Reverend Wilfredo DeJesus	X		

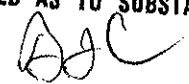
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a proposed 4-story 8 dwelling unit building whose front yard shall be 7'-6 1/4, whose west side yard shall be zero and east side yard shall be 3' instead of a combined side yard of 11.20' and neither side yard shall be less than 4.48'; the Board finds three neighbors believe the developer is not sufficiently protecting the neighboring property during construction; the Board finds the lot to have an irregular space and the yard reductions are not unusual; the Board hereby 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


 BLC

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

APPLICANT: 620 West Schubert, LLC **CAL NO.:** 152-05-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 7-F
APPEARANCES AGAINST: Sandra Gartler, Cynthia Harris, Renee Gan **MINUTES OF MEETING:** May 20, 2005
PREMISES AFFECTED: 622-24 W. Schubert Avenue

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, a proposed 4-story 8 dwelling unit building whose front yard shall be 7'-6 1/4" instead of 15', whose east side yard shall be zero and west side yard shall be 3' instead of a combined side yard of 11.20' with neither side yard less than 4.48'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

	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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 8 dwelling unit building whose front yard shall be 7'-6 1/4", whose east side yard shall be zero and west side yard shall be 3' instead of a combined side yard of 11.20' with neither side yard less than 4.48'; the Board finds three neighbors believe the developer is not sufficiently protecting the neighboring property during construction; the Board finds the lot to have an irregular space and the yard reductions are not unusual; the Board hereby 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

AJC

CHAIRMAN

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

APPLICANT: Miles Cole

CAL NO.: 153-05-S

APPEARANCE FOR: Gregory A. Wilson

MAP NO.: 26-F

APPEARANCES AGAINST: Jerry Pittman

MINUTES OF MEETING:
May 20, 2005

PREMISES AFFECTED: 103 W. 112th 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 2-story transitional residence for men between the ages of 18 to 65 in an RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

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

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ZONING BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Miles Cole **CAL NO.:** 154-05-S

APPEARANCE FOR: Gregory A. Wilson **MAP NO.:** 26-F

APPEARANCES AGAINST: Jerry Pittman **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 11001 S. Wentworth Avenue

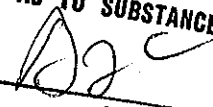
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for men between ages of 18 and 65 in a 1 1/2-story single family residence and coach house in a RS-3 Residential Single-Unit (Detached House) District.

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

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: David Doherty **CAL NO.:** 155-05-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 2200 W. Cullom 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, the construction of a rear deck for an existing 3-story residential building, on a lot containing 2 buildings, whose rear yard shall be zero instead of 37.31'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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ZONING BOARD OF APPEALS R-806 CITY HALL

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

THE RESOLUTION:

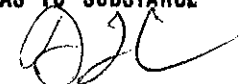
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a rear deck for an existing 3-story residential building, on a lot containing 2 buildings, the second building will have a rear yard of 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: The New Birth Church of God In Christ **CAL NO.:** 156-05-S
APPEARANCE FOR: Richard C. Baker **MAP NO.:** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 1501 W. 69th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory parking lot for 10 private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a church located at 1500 W. 69th Street.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

	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-805 CITY HALL
 MAY 20 - 8 P 2 37

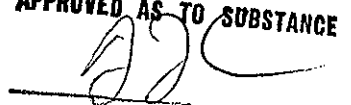
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish an accessory parking lot for 10 private passenger automobiles to serve a church located at 1500 W. 69th Street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscaping Ordinance

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: The New Birth Church of God In Christ **CAL NO.:** 157-05-Z
APPEARANCE FOR: Richard C. Baker **MAP NO.:** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 1501 W. 69th Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the establishment of an accessory parking lot for 10 private passenger automobiles whose north front yard shall be 16' instead of 20'.

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 ZONING BOARD OF APPEALS
 R-806 CITY HALL

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

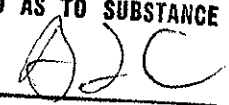
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish an accessory parking lot for 10 private passenger automobiles whose north front yard shall be 16'; 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: Catholic Bishop of Chicago **CAL NO.:** 158-05-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 1107 N. Orleans 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 1-story addition with a canopy to an existing 1 and 2-story church whose front yard shall be zero instead of 5' and a north side yard of 2.5 instead of 5'.*

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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1-story addition with a canopy to an existing 1 and 2-story church whose front yard shall be zero; the applicant will use this addition to provide handicap accessibility to the church and to provide restroom facilities for the attendees; 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

[Signature]

 CHAIRMAN

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

APPLICANT: Brenda Berry **CAL NO.:** 159-05-S

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 3332 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 feet of a similar use 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
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

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 BOARD OF APPEALS
 R-806 CITY HALL

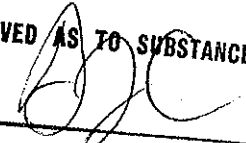
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Darryl Morris/ Chicago Congregation of Jehovah Witness Unit Inc. **CAL NO.:** 160-05-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 20, 2005

PREMISES AFFECTED: 4215-39 W. Roosevelt 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 an accessory parking lot for 24 private passenger automobiles, in a C1-2 Neighborhood Commercial District, to serve the religious facility located at 4225 W. Roosevelt Road.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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BOARD OF APPEALS
R-806 CITY HALL

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

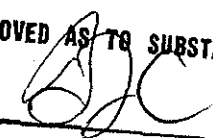
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish an accessory parking lot for 24 private passenger automobiles, to serve the religious facility located at 4225 W. Roosevelt Road. the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anna Klocek **CAL NO.:** 161-05-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 13-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 5351 N. Forest Glen 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 residence at 5351 N. Forest Glen will be deconverted from 2 dwelling units to a single family residence and shall have a zero rear yard instead of 30', a zero north yard instead of 4' and the minimum lot area shall be reduced to 4,500 sq. ft. instead of 5,000 sq. ft..

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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will divide an improved zoning lot, the residence at 5351 N. Forest Glen will be de-converted from 2 dwelling units to a single family residence and shall have a zero rear yard, a zero north yard, and the minimum lot area shall be reduced to 4,500 sq. ft.; de-conversion of the residence must be completed with in six months of the time stamped date of resolution and shall be evidenced by having an on-site inspection. If the de-conversion has not occurred within in this time this resolution shall be null and void ; 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): de-conversion from 2 dwelling units to a single family residence within 6 months of the date of the time stamp on this resolution.

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

[Handwritten Signature]

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

APPLICANT: Anna Klocek **CAL NO.:** 162-05-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 13-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 5078 W. Balmoral 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 with the single family residence at 5078 W. Balmoral Avenue having a rear north yard of 17.21' instead of 30' and an east side yard of 3.02' instead of a 4' minimum with 1 parking space to be provided.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

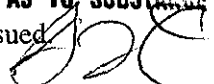
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will divide an improved zoning lot with the single family residence at 5078 W. Balmoral Avenue having a rear north yard of 17.21', and an east side yard of 3.02' instead of a 4' minimum with 1 parking space to be provided; the Board finds the division of the improved zoning lot is conditioned on the property at 5351 N. Forest Glen being de-converted from a 2(two) dwelling units to single family residence and being inspected to insure de-conversion within 6 months from the time stamp of this resolution; if the property is not de-converted and inspected within 6 months this resolution shall become null and void; 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): the property at 5351 N. Forest Glen shall be de-converted to a single family residence within 6 months of the date of the time stamp on this resolution .

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: Equinox Development **CAL NO.:** 163-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1804 W. Ellen Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

2005 JUN - 8 P 2:33
 BOARD OF APPEALS
 R-806 CITY HALL

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

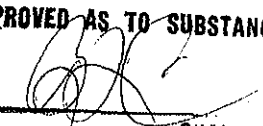
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 4 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 Approval recommends the approval of the ground floor residential use.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Equinox Development **CAL NO.:** 164-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1300-02 N. Wood Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 6 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

2005 JUN -8 P 2:34
 BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

	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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 4 dwelling unit building with residential use below the 2nd floor the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Equinox Development **CAL NO.:** 165-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1304-06 N. Wood Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3 & 4-story 6 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

2005 JUN - 8 P 2:10
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

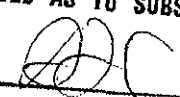
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 4 dwelling unit building with residential use below the 2nd floor the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Equinox Development **CAL NO.:** 166-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1314 N. Wicker Park 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 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

2005 JUN -8 P 2:3
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

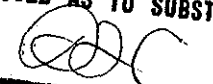
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 4 dwelling unit building with residential use below the 2nd floor the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Equinox Development **CAL NO.:** 167-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1316 N. Wicker Park 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 4 dwelling unit building with residential use below the 2nd floor in a B3-3 Community Shopping District.

2005 JUN - 8 P 2:35
 BOARD OF APPEALS
 R-806 CITY HALL

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

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

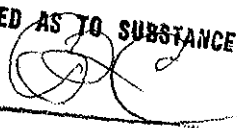
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 4 dwelling unit building with residential use below the 2nd floor; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Callahan Communication Service, Inc. **CAL NO.:** 168-05-S

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 26-1

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 2415-17 W. 103rd 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 free standing wireless communication facility with a 120' tower which will contain three users and to waive the required landscaping in a B1-1 Neighborhood Shopping District.

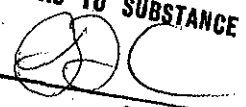
ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

BOARD OF APPEALS
R-906 CITY HALL
MAY 20 2005 8 P 2:38

THE VOTE

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

	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: Talbott Associates, L.P.

CAL NO.: 169-05-Z

APPEARANCE FOR: Scott Borstein

MAP NO.: 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 20, 2005

PREMISES AFFECTED: 16-20 E. Delaware Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-12 Downtown Mixed-Use District, a proposed 1-story addition to an existing 16-story hotel which will exceed the maximum floor area by not more than 10% (1,360 sq. ft.) of the floor area that existed fifty years before the passage of this ordinance.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

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

JUN - 8 P 2:30
 ZONING BOARD OF APPEALS
 806 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005; after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1-story addition to an existing 16-story hotel which will exceed the maximum floor area by not more than 10% (1,360 sq. ft.) of the floor area that existed fifty years before the passage of this ordinance; the Board finds the hotel was built more than 60 years ago; there has been no change in the structure since its construction, the new addition will be 417 square feet; the addition will contain support services; the Board hereby 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: New West Homes, LLC **CAL NO.:** 170-05-Z
APPEARANCE FOR: Bernard Citron **MAP NO.:** 2-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 2324 W. Jackson 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, a proposed 3-story 2 dwelling unit building whose front yard shall be 9.5' instead of 15' and to reduce the combined side yards to 8" (4" on the west and 4" on the east) instead of a combined 4.44' with either yard not less than 1.78'.*

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

2005 JUN - 8 PM 8:00
 BOARD OF APPEALS
 R-806.CITY HALL
 ZONING

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

THE RESOLUTION:

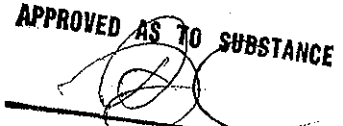
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 2 dwelling unit building whose front yard shall be 9.5' instead of 15' and to reduce the combined side yards to 8" (4" on the west and 4" on the east) instead of a combined 4.44' with either yard not less than 1.78'.* ;the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

* Amended at hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: New West Homes, LLC **CAL NO.:** 171-05-Z
APPEARANCE FOR: Bernard Citron **MAP NO.:** 2-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 2212 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, a proposed 3-story 2 dwelling unit building whose front yard shall be 9.5' instead of 15' and to reduce the combined side yards to 1.33' (8" on the west and 8" on the east) instead of a combined 4.57' with each yard not less than 2'.*

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

JUN - 8 P 2:30
 ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

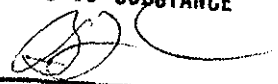
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story 2 dwelling unit building whose front yard shall be 9.5' instead of 15' and to reduce the combined side yards to 8" (4" on the west and 4" on the east) instead of a combined 4.44' with either yard not less than 1.78'.* 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: David and Chereilyn Riesmeyer **CAL NO.:** 172-05-Z
APPEARANCE FOR Mark J. Kupiec **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 1949 N. Seminary 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 1-story open wooden deck (at the south side of the building) whose side yard shall be .9 instead of 3', and with a combined side yard of .9' instead of 7.6', a zero south side yard for a 7' wrought iron fence.*

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

	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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 1-story open wooden deck (at the south side of the building) whose side yard shall be .9' with a combined side yard of .9' and a zero south side yard for a 7' wrought iron fence; 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: Charter One Bank **CAL NO.:** 173-05-S

APPEARANCE FOR: Marcus J. Nunes **MAP NO.:** 11-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 3557 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1-story bank with 2 drive through lanes 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

2005 JUN - 8 P
BOARD OF APPEALS
R-806 CITY HALL

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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 1-story bank with 2 drive through lanes; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility provided that it is constructed consistent with the layout and design represented on the site plan dated March 10, 2005 as prepared by Gewalt Hamilton Associates, Inc. and the elevation drawings dated March 10, 2005 as prepared by the Architects Partnership 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: AmeriCash Loans, LLC **CAL NO.:** 174-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1612 W. 59th Street

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

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2005 JUN - 8 P 2: 08

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

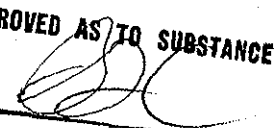
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

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

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


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

APPLICANT: Edward Franci/Macedonia Church

CAL NO.: 175-05-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 20, 2005

PREMISES AFFECTED: 539 E. 63rd Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 226 seat religious facility in a B3-3 Community Shopping District.

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

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2005 JUN - 8 P 2:39

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Edward Franci/Macedonia Church

CAL NO.: 176-05-S

APPEARANCE FOR:

MAP NO.: 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 20, 2005

PREMISES AFFECTED: 6300 S. Rhodes Avenue/507 E. 63rd Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 28 private passenger automobiles, in a B3-3 Community Shopping District, to serve the religious facility located at 537 E. 63rd Street.

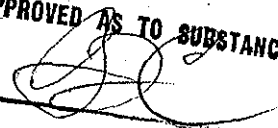
ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 16, 2005

2005 JUN -8 PM 2:30
 BOARD OF APPEALS
 R-806 CITY HALL

THE VOTE

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

	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

 SECRETARY

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

APPLICANT: City Center Properties, LLC **CAL NO.:** 177-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 10-K
APPEARANCES AGAINST: Babu Patel **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 4211-43 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 103 room hotel in a C2-2 Motor Vehicle-Related Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant seeks to construct a 103 room hotel at this location. The applicant has submitted a new set of drawings dated May 18, 2005, This drawing is a slight alteration of the building and the relocation of the Cicero Avenue driveway 100 feet to the south. The Department of Planning and Development states that these are minor changes and do not affect their prior recommendation of approval. Mr Patel does not opposing this project, he wishes to join and develop his property into a similar use. The Board approves the use as a hotel; 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 this project. The revised drawings and plans dated May 18, 2005 illustrate some slight alterations in the building design and the relocation of the Cicero Avenue driveway. The Department believes that these are minor changes and that the overall site plan and building design are in substantial compliance with the original plans drawings dated February 4, 2005.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Patrick Blair **CAL NO.:** 178-05-Z
APPEARANCE FOR: Jeffrey M. Lerner **MAP NO.:** 15-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 5864 N. Natoma Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, a proposed 2nd story addition to an existing 1-story single family residence whose combined yards shall be 7.056' instead of 16.28' whose north side yard shall be 3.67' and whose south side yard shall be 3.89'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

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

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

JUN 8 2 2005
 BOARD OF APPEALS
 -806 CITY HALL


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 2nd story addition to an existing 1-story single family residence whose combined yards shall be 7.056', whose north side yard shall be 3.67' and whose south side yard shall be 3.89'; 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: Chicago Grammar School **CAL NO.:** 179-05-S

APPEARANCE FOR: Joseph P. Gatusso **MAP NO.:** 3-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 900 N. Franklin 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 private elementary school within an existing 4-story brick building in a C1-3 Neighborhood Commercial District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

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

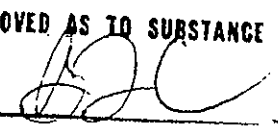
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a private elementary school within an existing 4-story brick building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Louis and Kimberley Gomez **CAL NO.:** 180-05-Z
APPEARANCE FOR: Same **MAP NO.:** 12-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1321 W. Hyde Park 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, a rear 2-story addition to an existing 2-story single family residence whose east side yard shall be zero instead of 2' and the rear yard shall be 17' instead of 20.58'.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

2005 JUN - 8 P 2:35
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

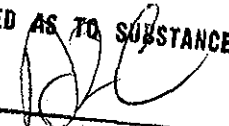
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a rear 2-story addition to an existing 2-story single family residence whose east side yard shall be zero and the rear yard shall be 17'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: The Joseph Kellman Foundation **CAL NO.:** 181-05-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 1500-28 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 2-story community center in a C1-2 Neighborhood Commercial District.

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 BOARD OF APPEALS
 R-806 CITY HALL

**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		

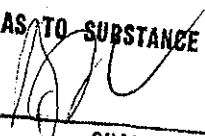
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: The Joseph Kellman Foundation **CAL NO.:** 182-05-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 1500-28 S. Pulaski Road
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a community center whose required rear yard abuts a residential district and shall be zero rather than 16'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

2005 JUN - 8 P 2:30
 BOARD OF APPEALS
 R-806 CITY HALL

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

	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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish a community center whose required rear yard abuts a residential district and 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

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

APPLICANT: Special Education Services
d/b/a Hillside Academy **CAL NO.:** 183-05-S

APPEARANCE FOR: Trev Minnaert **MAP NO.:** 2-1

APPEARANCES AGAINST: Annie Jenkins, Wondrayl Booker **MINUTES OF MEETING:**
May 20, 2005

PREMISES AFFECTED: 3049 W. Harrison 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 private elementary school in a C1-2 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--
APPLICATION APPROVED**

THE VOTE

2005 JUN - 8 P 2:39
BOARD OF APPEALS
R-806 CITY HALL

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

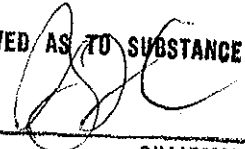
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

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

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

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: WMS Gaming, Inc. **CAL NO.:** 184-05-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 2815 W. Roscoe 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 and M2-2 Light Industry Districts District, a 3-story office building whose front yard shall be zero instead of 10' and whose rear yard shall be zero instead of 16'.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

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

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

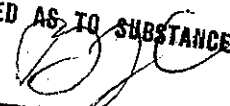
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story office building whose front yard shall be zero and whose rear yard shall be zero; 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: WMS Gaming, Inc. **CAL NO.:** 185-05-S
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 20, 2005
PREMISES AFFECTED: 2814 W. Roscoe Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 85 private passenger automobiles, in a M1-2 Limited Manufacturing Business Park and M2-2 Light Industry Districts, to serve an office building located at 2815 W. Roscoe Street..

ACTION OF BOARD--
APPLICATION APPROVED

2005-05-20 P 2:39
 BOARD OF APPEALS
 CITY HALL

THE VOTE

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

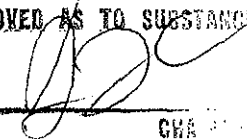
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall establish an accessory off site parking lot for 85 private passenger automobiles to serve an office building located at 2814 W. Roscoe Street; applicant also holds a 10 year lease for the above mentioned parking lot; 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

 CHAIR

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

APPLICANT: The Moody Church **CAL NO.:** 186-05-S
APPEARANCE FOR: Richard C. Baker **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 1609-39 N. LaSalle Drive/1608-38 N. Clark Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a religious facility with 3-story addition for classrooms to an existing 3-story church in a B1-3 Neighborhood Shopping District.

JUN 1 - 8 P 2 39
 BOARD OF APPEALS
 R-908 CITY HALL

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

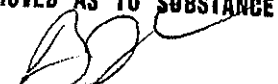
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 2005, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 28, 2005; and

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

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

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: Patricia Engstorm

CAL NO.: 188-05-Z

APPEARANCE FOR: Thomas Pikarski

MAP NO.: 3-F

APPEARANCES AGAINST: Grant Riedinger, Connie Copone

MINUTES OF MEETING:
May 20, 2005

PREMISES AFFECTED: 1443 N. North Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3 1/2-story single family residence whose rear yard shall be 19' -8" instead of 28.61' and the front yard shall be 12' 6". *

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

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

ZONING BOARD OF APPEALS
R-905 CITY HALL

	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 May 20, 2005, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on April 28, 2005; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to construct a 3 story single family residence measuring 70' x 20'; the lot measures 25' x 102', the relief sought is to reduce the front yard to 12'-6" and to reduce the rear yard to 19'-8" instead of 28.61'; there is no alley at the rear of this property; the property owners at 1439 N. North Park appeared and objected to the rear yard reduction; these parties state that their north view would be reduced, rear yard green space would be reduced; they requested the applicant move the building forward in order to maintain the same size of the building; the Board finds the front yard reduction to be compatible with properties in the neighborhood but it also finds the rear yard is not compatible ; the Board will grant the front yard reduction to 12'-6" but will not grant any reduction to the rear yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be front yard reduction only, and it hereby is granted subject to the following condition(s):the front yard shall be 12'-6" and there shall be no reduction to the rear yard.

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: Huron Consulting Group **CAL NO.:** 189-05-A
APPEARANCE FOR: Same **MAP NO.:** 2-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 20, 2005
PREMISES AFFECTED: 550 W. Van Buren Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a permit to change the face of an existing sign measuring 70'-6" x 6' at a height of 230 feet or on an existing high rise building in a DX-12 Downtown Mixed-Use 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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2005 JUN -8 P 2:30 PM

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			
X			

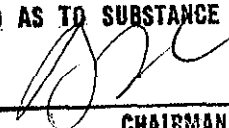
THE RESOLUTION:

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 May 20, 2005; and

WHEREAS, the district maps show that the premises is located in an DX-12 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 current signage is back lighted and does not provide sufficient visibility from the street; the applicant wishes to replace the signage with a slightly larger sign which will prove to be brighter and more visible; the Board will reverse the decision of he Zoning Administrator and will allow a new, slightly larger, sign to be erected at the top of the building; the Board will further order the lighting of the signage to be variable in order to allow a decrease in brightness if the Zoning Administrator requests the sign to be dimmed in the future.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

MINUTES OF MEETING:

Date: May 20, 2005


Cal. No 255-03-Z

Bernard Murphy, presented a written request for an extension of time in which to obtain the necessary building permit for the public school addition at 7240 S. Wabash, approved by the Zoning Board of Appeals on July 18, 2003, in Cal. No. 255-03-Z.

Bernard Murphy stated the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building. An extension of time is requested because the variation granted by the Board has exceeded the one year validity period Brian Crowe has recused himself from a vote on this motion. Gigi McCabe- Miele moved that the motion be denied based on § 17-13-1106. The order of the Zoning Board of Appeals granting approval of a variation is valid for 12 months from the date of such order unless a complete application for a building permit is submitted and diligently pursued or the use is commenced. If a complete building permit is not submitted or the use is not commenced within such time, the approval will lapse and become null and void. The motion was denied as follows.

Nays- Kostantelos, McCabe- Miele, Hubert and DeJesus Yeas- None

2005 JUN - 8 P 2:40
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

CHAIRMAN