

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

APPLICANT: Pay Day Loans, Inc. **CAL NO.:** 249-04-S
APPEARANCE FOR: Kenneth R. Rosenburg **MAP NO.:** 2-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 28 E. Jackson Boulevard
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 pay day loan facility in a B6-7 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS R-806 CITY HALL 2004 SEP 20 A 9:18

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

COPY

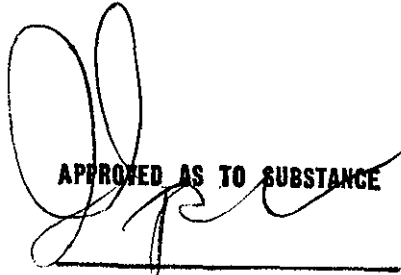
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 payday facility be located on the 2nd floor of a 18 story building whose hours of operation are Monday thru Friday from 9:00a.m. until 6:00p.m., that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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 or business licence is issued;

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Lincoln Park Savings Bank **CAL NO.:** 250-04-S
APPEARANCE FOR: Bernard Citron **MAP NO.:** 7-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 3050 N. Harlem 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 bank with 2 drive thru lanes in a B4-1 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

COPY

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

2004 SEP 20 A 9:11
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
8			X
X			
			X
X			
X			

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 will construct a bank with a two drive thru lanes and a 12 car parking lot; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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 proposed drive-through facility is constructed consistent with the layout and design represented on the site plan and elevation drawings dated February 24, 2004 as prepared by the Hezner Corporation 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;

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Belmont Army Supply, Inc.

CAL NO.: 251-04-S

APPEARANCE FOR: Thomas Moore

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 909-13 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in a B5-3 General Service District, to serve the parking requirements located at 855-57 W. Belmont Avenue.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:18

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

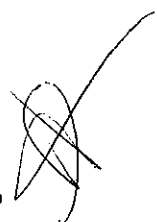
THE RESOLUTION:

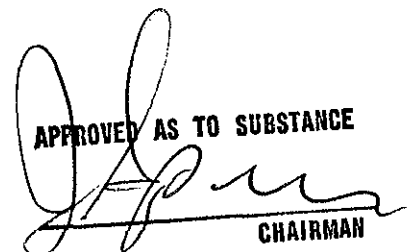
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 has obtained a 5 year lease to provide 31 parking spaces for his new business, this lease contains an option to renew that the proposed use is necessary for the public convenience at this location; that the use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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;

BAZ 16 

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Belmont Army Supply, Inc.

CAL NO.: 252-04-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 909-13 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-3 General Service District, the establishment of an off-site parking lot private passenger automobiles to qualify as required facilities for two or more uses.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

ZONING BOARD OF APPEALS
 809-806 CITY HALL
 SEP 20 A 9:18

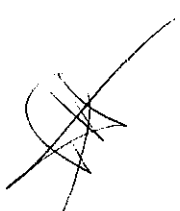
THE RESOLUTION:

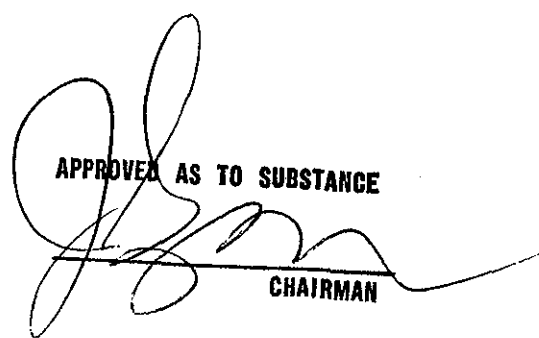
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 will move his existing business into a 4-story building; the new building requires 31 parking spaces which he has obtained through a lease from a restaurant, this restaurant does not have a parking requirement, the Board finds that the parking lot may be used for both business and will not be a conflict; and that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Belmont Army Supply, Inc. **CAL NO.:** 253-04-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 855-57 W. Belmont Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-3 General Service District, a proposed 4-story retail and office and to waive one of two required 10'x 25' loading berths.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
 R-806 CITY HALL

2004 SEP 20 AM 10:30

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		


THE RESOLUTION:

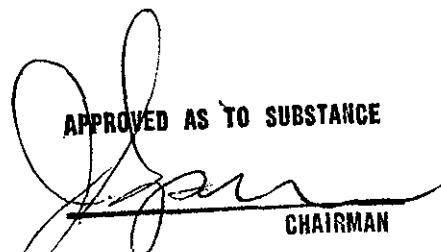
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 is required to relocate his business due to an expansion of the CTA station, the new location is less than one block away, the old location did not have a loading berth and the majority of his merchandise was and is delivered by U.P.S. trucks, the Board finds that the new location will not grossly exceed the size of his old store and will allow the waiver of the one 10' x 25' loading berth, that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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 or business license is issued.

BAZ 15 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Bank One National Association **CAL NO.:** 254-04-S
APPEARANCE FOR: Christopher Leach **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 531-39 N. Franklin Street/212-32 W. Grand Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with 3 drive through lanes in a B7-5 General Central Business District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 AM 11:08

AFFIRMATIVE	NEGATIVE	ABSENT
9		X
18		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 will operate a bank with (3) three drive-through lanes, lobby hours are Monday thru Friday from 8a.m. until 6p.m. and Saturday from 8:a.m. until 3:00p.m., drive-up hours are Monday thru Friday from 7a.m. until 7p.m. and Saturday 7a.m. until 3p.m. that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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 or business license is issued; The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on site plan and elevation drawings dated June 15, 2004 as prepared by Interplan Midwest, LLC. And provided the final landscape plan is approved by the Department of Planning and Development.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Mario Calleros

CAL NO.: 256-04-Z

APPEARANCE FOR: Mario Calleros

MAP NO.: 32-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 13414 S. Brandon Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a proposed 2nd story addition to an existing single family residence whose front yard shall be 3.97' instead of 15' and whose north side yard shall be 1.0' instead of 2'-6".

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
R-806 CITY HALL

2004 SEP 20 A 9:18

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

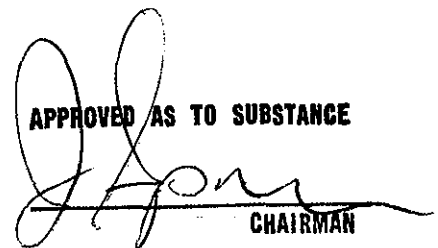
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant needs to expand her present home to provide adequate space for her family, the addition will provide 2 additional bedrooms on the 2nd floor; the addition will have a front yard of 3.97' and north side yard of 1.0', that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Bridgeview Bank and Trust, TR# 10623 **CAL NO.:** 257-04-S
APPEARANCE FOR: Benard Citron **MAP NO.:** 12-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 6348-66 S. Archer Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed bank in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS
 -906 CITY HALL
 SEP 20 A 9:19

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

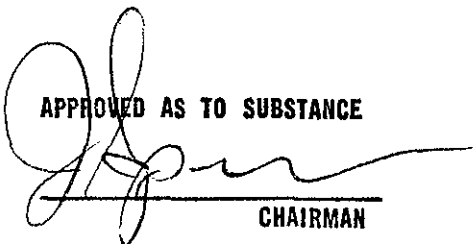
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will operate a new bank with three (3) drive-through lanes that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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;

The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout design represented on the site plan and elevation drawings dated June 16, 2004 as prepared by Hartshorne & Plunkard Architecture and provided the final landscape plan is approved by the Department of Planning and Development.

BAZ 16 


APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Bridgeview Bank and Trust, TR# 10623 **CAL NO.:** 258-04-Z
APPEARANCE FOR: Benard Citron **MAP NO.:** 12-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 6348-66 S. Archer Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a drive through facility in conjunction with a proposed bank in order to reduce the transitional yard requirement from 20' x 20' at the front yard and 4' at the side yard and 1'-11" along the north side of the lot.

2004 SEP 20 A 9:19
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD-

GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 new bank will have three (3) drive-through lanes, the building will reduce the transitional yard at the front to zero, it will be reduced to 4' at the side yard and 1'-11" along the north side of this lot that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Bridgeview Bank and Trust, TR# 10623 **CAL NO.:** 258-04-Z
APPEARANCE FOR: Benard Citron **MAP NO.:** 12-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 6348-66 S. Archer Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a drive through facility in conjunction with a proposed bank in order to reduce the transitional yard requirement from 20' x 20' at the front yard and 4' at the side yard and 1'-11" along the north side of the lot.

2004 SEP 20 A 9:19
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD-

GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 new bank will have three (3) drive-through lanes, the building will reduce the transitional yard at the front to zero, it will be reduced to 4' at the side yard and 1'-11" along the north side of this lot that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Reliable Asphalt Corporation

CAL NO.: 259-04-S

APPEARANCE FOR: James Vasselli

MAP NO.: 8-J/K

APPEARANCES AGAINST:

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 3742 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 reprocessible construction demolition material facility which shall operate between 4:00 a.m. to 7:00 p.m. instead of 6:00 a.m. to 7:00 p.m. in a M3/M4 Heavy Manufacturing Districts.

ACTION OF BOARD-

CASE CONTINUED TO
AUGUST 20, 2004

THE VOTE

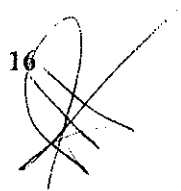
JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE

2004 SEP 20 A 9:15

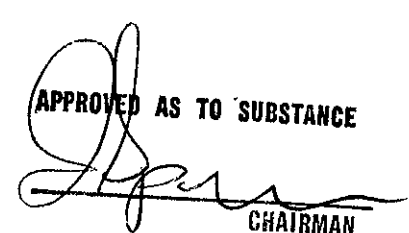
BOARD OF APPEALS
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	9		X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

BAZ 16



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Juventino Moreno **CAL NO.:** 260-04-Z
APPEARANCE FOR: Same **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 3539 W. Wolfram Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story front porch to an existing 2 dwelling unit building whose front yard shall be .5' instead of 20'.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:21

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

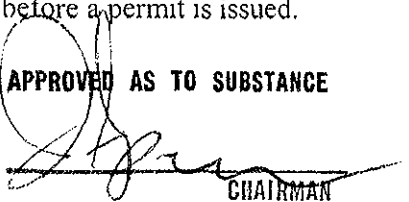
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2nd story porch to provide a second means of egress to his property, the applicant has provided a Certification of Zoning Compliance showing 2 dwelling units, that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chris Rowland/Curtis Gilbert **CAL NO.:** 261-04-Z
APPEARANCE FOR: Thomas Moore **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 718 W. Barry Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4th floor addition to plus a 5-story enclosed staircase whose east side yard shall be zero instead of 2'-6" and to increase the height of the building from 45' to 49.6' in a residential building.

ACTION OF BOARD—
VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:10

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

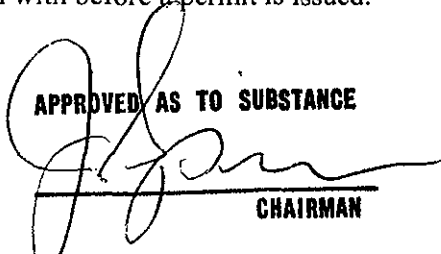
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will add a 4th floor addition to the existing 3 dwelling units plus a 5 story enclosed staircase whose east side yard shall be zero and the building's height shall increase to 49.6', amended to a total of 3 units; combining the basement and 1st floor to make 1 unit that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Nick Banovic **CAL NO.:** 262-04-S
APPEARANCE FOR: John Fritchey **MAP NO.:** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 7201 S. Stony Island Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry in a C2-2 General Commercial Districts.

ACTION OF BOARD—
VARIATION GRANTED

THE VOTE

2004 SEP 20 A 9 19
BOARD OF APPEALS
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	19		X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 will establish a hand car wash which will operate 7 days a week between 9am to 9pm that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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;

The Department of Planning and Development recommends approval of the proposed car wash provided autos access the site from 72nd Street through the parking lot and that all washing of cars takes place inside the building. In addition, the applicant has agreed to maintain a seven foot (7'-0") landscape setback in the parking lot, behind the existing ornamental fence, along 72nd Street and Stony Island Avenue frontages. The Department notes the Board previously approved an application for car wash at this location in April, 2003 (case # 183-03-S)

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jerry Pianto **CAL NO.:** 263-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 3722 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed addition to an existing 2 ½-story four dwelling unit building whose front yard shall be 13.25' instead of 15', north side yard shall be zero instead of 2'-6" and to increase the floor area by an amount not to exceed 15% (260 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

2004 SEP 20 A 9:19
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		


THE RESOLUTION:

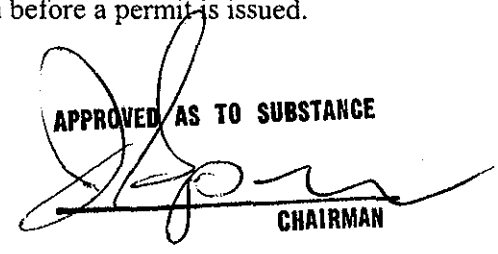
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 will create an addition to an existing 2 ½-story four dwelling unit building whose front yard will be 13.25', north side yard shall be zero and to increase the existing floor area by 260 square feet; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15 

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thomas Pendry **CAL NO.:** 264-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: Migel Sotomayor **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 845 W. Oakdale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (S.D. #7A) District, a proposed 2-story addition to an existing single family residential whose west side yard shall be zero instead of 3.75' and whose rear yard shall be zero instead of 30% of the depth (37.5') of the lot.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:19

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will construct a 2-story addition to his existing home; the property will go from 2 dwelling units to a single family residence; the addition will connect to the second floor above the garage and provide for an art studio, the addition will have west side yard of zero and a rear yard of zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]
 CHAIRMAN

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

APPLICANT: Division Group, Inc. **CAL NO.:** 265-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 1848-56 W. Division Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD-

WITHDRAWN ON MOTION
 OF THE APPLICANT

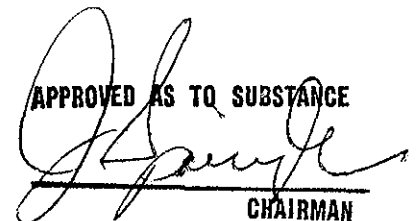
THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
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BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Mad Ox Southport, LLC **CAL NO.:** 266-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 3836-42 N. Southport 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 14 unit town home complex with residential use below the 2nd floor in an B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:19

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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; a proposed 14 unit town home complex will be constructed; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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;

BAZ 16

*amended at hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Krzysztof Bernatek

CAL NO.: 267-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 1924 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose north side yard shall be 2' 4" and south side yards shall be 8" each instead of 5'.*

ZONING BOARD OF APPEALS R-806 CITY HALL OCT 18 P 4:06

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE

APPIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will erect a 2-story single family residence whose north side yard will be 2' 4" and whose south side yard will be 8"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15

* Amended at Hearing

APPROVED AS TO SUBSTANCE
Joseph Spingola
CHAIRMAN

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

APPLICANT: Krzysztof Bernatek **CAL NO.:** 268-04-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 1922 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose north 2'-4" and south side yards shall be 8" each instead of 5' each.*

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 OCT 18 P 4:06

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will erect a 2-story single family residence whose north side yard will be 2' 4" and whose south side yard will be 8"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15

* Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Space Saver Parking Company

CAL NO.: 269-04-A

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 4717 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

COPY

2004 SEP 20 A 9: 20
BOARD OF APPEALS
R-806 CITY HALL

ACTION OF BOARD-

WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Space Saver Parking Company

CAL NO.: 271-04-A

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 4727 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
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ACTION OF BOARD--

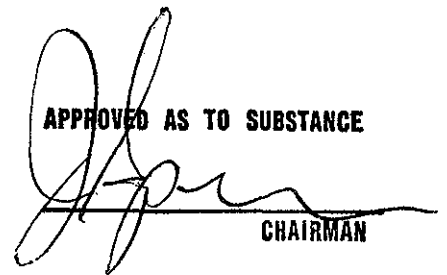
WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

APPROVED AS TO SUBSTANCE



CHAIRMAN



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

APPLICANT: Space Saver Parking Company

CAL NO.: 272-04-A

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 4733 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:20

ACTION OF BOARD-

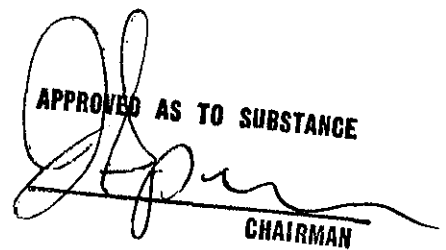
WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		




APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Space Saver Parking Company

CAL NO.: 273-04-A

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 4737 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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ACTION OF BOARD-

WITHDRAW ON MOTION OF THE APPLICANT

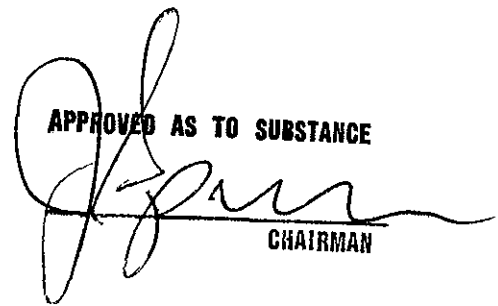
THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		



BAZ 12

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Space Saver Parking Company **CAL NO.:** 274-04-A

APPEARANCE FOR: Same **MAP NO.:** 11-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** June 18, 2004

PREMISES AFFECTED: 4743 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

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 BOARD OF APPEALS
 R-806 CITY HALL

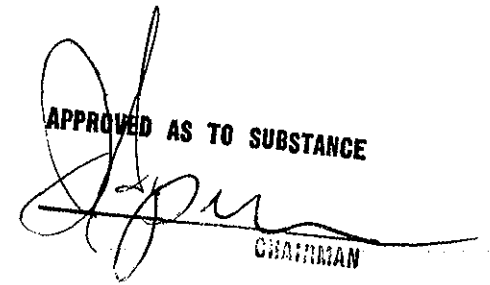
ACTION OF BOARD-

WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Space Saver Parking Company

CAL NO.: 275-04-A

APPEARANCE FOR: Same

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 4747 N. Clark Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking garage for 3 additional spaces within a 6 dwelling unit and retail space building a B4-2 Restricted Service District.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:20

ACTION OF BOARD-

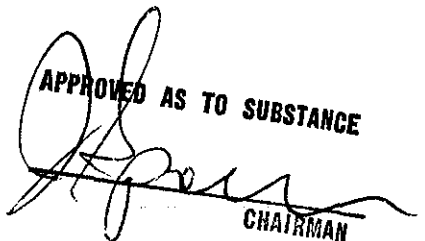
WITHDRAW ON MOTION OF THE APPLICANT

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

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: John Michael Yager **CAL NO.:** 276-04-A

APPEARANCE FOR: Same **MAP NO.:** 5-G

APPEARANCES AGAINST: John Fritchey **MINUTES OF MEETING:**
June 18, 2004

PREMISES AFFECTED: 2030 N. Dayton Street

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator which granted an exception which allow the front yard to be 9' instead of 14' and a north side yard of 1'3" instead of 2'-6" in order to allow the construction of a single family residence in an R4 General Residence District.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:20

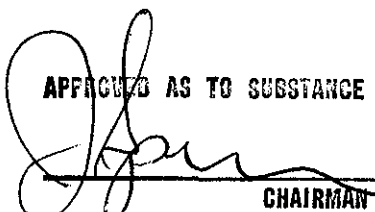
	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS		X	
DONALD HUBERT			X
GIGI McCABE-MIELE		X	
BRIAN L. CROWE		X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 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 makes the following findings of fact: an exception to allow a proposed single family residence whose front yard shall be 9' instead of 14', north side yard shall be 1'-13" instead of 2'-6" was granted by the Zoning Administrator. The applicant stated that the exception was not reasonable and nor consistent with the neighborhood. He did not offer any expert testimony that the decision the Zoning Administrator was in error. He did not like the exception and thought the new house would be too close to his house. The Board finds the applicant did not offer any evidence to demonstrate the decision of the Zoning Administrator was in error.

~~XXXXXXXXXX~~

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dennis R. Sullivan and Susan G. Hill **CAL NO.:** 277-04-Z
APPEARANCE FOR: Same **MAP NO.:** 13-J
APPEARANCES AGAINST: John Fritchey **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 5005 N. Drake Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, a proposed 2-story addition to an existing 2-story single family residence whose front yard shall be 8'-7" instead of 17.16' and whose north side yard shall be 4' instead of 30'

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
 806 CITY HALL
 SEP 20 A 9:20

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will construct a 2-story addition to his single family residence in order to provide additional room for his family; the addition will have a front yard of 8'-7" and a north side yard of 4' that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Calvin Boeunder **CAL NO.:** 278-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 2700 N. Paulina Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2-story single family residence whose front yard shall be 10' instead of 15' and whose rear yard shall be 22' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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ACTION OF BOARD-
VARIATION GRANTED

COPY

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

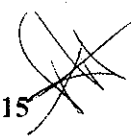
THE RESOLUTION:

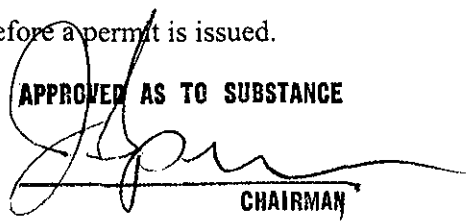
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 will build a new 2-story single family residence whose front yard will be 10' and whose rear yard shall be 22'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15 


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Robert Dane and Michelle Carr

CAL NO.: 279-04-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 1841 N. Orleans Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 2 ½-story addition and an attached garage to an existing single family residence whose rear yard shall be zero instead of 30', whose north and south side yards shall be zero each instead of 3.6' each.

ACTION OF BOARD-

VARIATION GRANTED

COPY

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE

ZONING BOARD OF APPEALS
R-806 CITY HALL

2004 SEP 20 A 9:00

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will construct a 2 ½-story addition and a garage to his single family residence; the addition's rear yard will be zero, north and south will be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: JJJ Properties, Inc. **CAL NO.:** 280-04-S
APPEARANCE FOR: Richard Kruse **MAP NO.:** 15-I
APPEARANCES AGAINST: Aurora and Victor Goday **MINUTES OF MEETING:**
 Kathrini Gerginis June 18, 2004
 Peter Petrovas
PREMISES AFFECTED: 5978 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 6-story 21 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
R-806 CITY HALL
2004 SEP 20 A 9 20

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:


THE RESOLUTION:

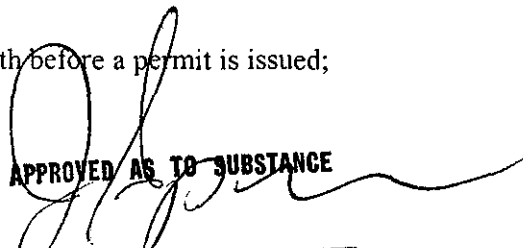
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 will construct a 6-story 21 dwelling unit building; testimony presented shows the nature of the block to be mostly residential in nature and a commercial unit or the first floor is not reasonable. The Board will allow residential use below the 2nd floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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;

BAZ 16 


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: JJJ Properties, Inc. **CAL NO.:** 281-04-Z
APPEARANCE FOR: Richard Kruse **MAP NO.:** 15-1
APPEARANCES AGAINST: Aurora and Victor Goday **MINUTES OF MEETING:**
 Kathrini Gerginis June 18, 2004
 Peter Petrovas
PREMISES AFFECTED: 5978 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 21 dwelling unit building whose front yard shall be zero instead of 15' and whose rear yard shall be 28' instead of 30'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 806 CITY HALL
 SEP 20 A 9: 21

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will constructed a 6-story 21 dwelling unit building whose front yard shall be zero and whose rear yard shall be 28'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Wabash-Michigan, LLC

CAL NO.: 282-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 12-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 4805-13 S. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail/B5-2 General Service District, a conversion of a department store to dwelling units and retail sales and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-

VARIATION GRANTED

COPY

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIGI McCABE-MIELE
BRIAN L. CROWE

2004 SEP 20 A 9:2

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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

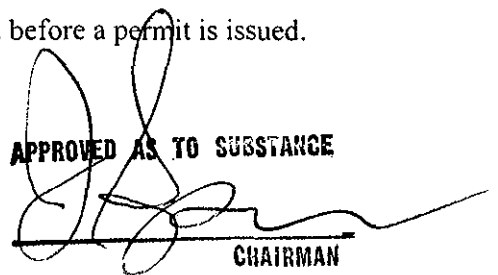
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will converted a former department store into dwelling units above the 1st floor with retail space at the ground level; these units will be sold as condominiums and these will not be frequent moving of tenants; therefore the Board will waive the one required 10' x 25 loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Brad Opland **CAL NO.:** 283-04-Z

APPEARANCE FOR: Same **MAP NO.:** 11-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004

PREMISES AFFECTED: 4631 N. Kenton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed unattached garage whose south side yard shall be zero instead of 5'.

ACTION OF BOARD--

CASE CONTINUED TO
AUGUST 20, 2004

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:21

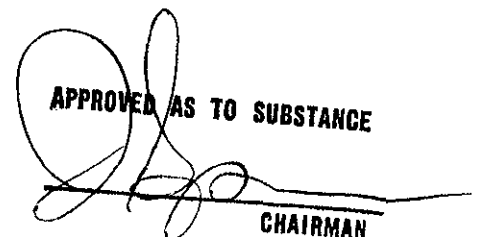
THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELLE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELLE	X		
BRIAN L. CROWE	X		

BAZ 15




APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Thomas Staunton **CAL NO.:** 284-04-Z
APPEARANCE FOR: Larry Kusk **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 2323 W. Roscoe Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #10) District, a proposed 4-story 6 dwelling unit building and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-
VARIATION GRANTED

COPY

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

2004 SEP 20 A 9:21

BOARD OF APPEALS
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

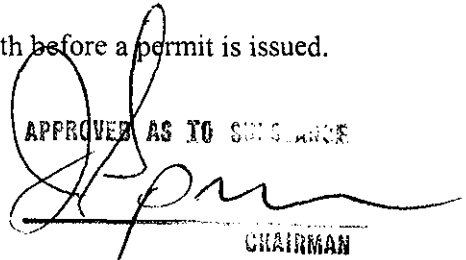
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will build a 4-story 6 dwelling unit build; these units will be condominiums and there will not be frequent moving of tenants; the Board therefore waives the one 10' x 25' loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Thomas Staunton
APPEARANCE FOR: Larry Kusk
APPEARANCES AGAINST: None
PREMISES AFFECTED: 2323 W. Roscoe Street

CAL NO.: 284-04-Z
MAP NO.: 9-H
MINUTES OF MEETING:
 June 18, 2004

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #10) District, a proposed 4-story 6 dwelling unit building and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-
VARIATION GRANTED

COPY

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTEILOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

2004 SEP 20 A 9:21
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

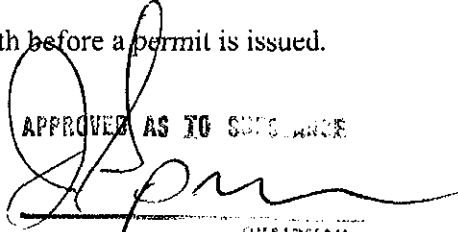
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will build a 4-story 6 dwelling unit build; these units will be condominiums and there will not be frequent moving of tenants; the Board therefore waives the one 10' x 25' loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Irving Park Townhomes, LLC

CAL NO.: 285-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 11-H

APPEARANCES AGAINST: Frank Maniscalco
Paulo R. Wildner
Elizabeth Fahey

MINUTES OF MEETING:
June 18, 2004

PREMISES AFFECTED: 2130-34 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4-story 9 unit town home complex with residential use below the 2nd floor in a B2-2 Restricted Retail District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 SEP 20 A 9:20

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 will build a 4-story 9 unit town house complex; the applicants states that units will be sold as condominiums and the neighborhood is now more residential than retail; the Board finds that allowing residential units below the 2nd floor would be the better use of this property; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor residual 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: Irving Park Townhomes, LLC **CAL NO.:** 286-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 11-H
APPEARANCES AGAINST: Frank Maniscalco **MINUTES OF MEETING:**
 Paulo R. Wildner June 18, 2004
 Elizabeth Fahey
PREMISES AFFECTED: 2130-34 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, a 4-story 9 unit town home complex whose front yard facing a public street shall be 3'-7" instead of 12' and whose east and west end walls set backs shall be minimum 1' instead of 3'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

2004 SEP 20 A 9:2
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will erect a 4-story 9 town home complex whose front yard facing the street will be 3'-7" and whose east and west end walls set backs shall be 1'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 287-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 5610-20 W. Diversey Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location, the establishment and expansion of a tavern with live entertainment into an adjacent building in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 OCT 18 P 4:06

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 wishes to legalize the expansion of the existing tavern, the use has been in existence for many years; the applicant is providing additional parking for this use, the Board will allow the expansion of a tavern which includes a public place of amusement license; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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.

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 288-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 5610-20 W. Diversey Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the expansion of a licensed public place of amusement which is located within 125' of an R3 General Residence District.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 OCT 18 PM 11:06

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
		X
X		
X		

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 wishes to legalize the expansion of the existing tavern, the use has been in existence for many years; the applicant is providing additional parking for this use, the Board will allow the expansion of a tavern which includes a public place of amusement license; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ.15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 289-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 5615 W. Diversey Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 14 private passenger automobiles, in a B4-1 Restricted Service District, to serve a proposed tavern with public place of amusement for dancing and entertainment located at 5610-20 W. Diversey Avenue.

ZONING BOARD OF APPEALS
 CITY HALL
 OCT 18 P 4: 06

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 Board has granted Case # 287-04-S and 288-04-Z; the applicant will provide parking for 14 automobiles at this location and the Board will approve the use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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.

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 290-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 2816-56 N. Central Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site required parking lot for 23 private passenger automobiles, in a B4-1 Restricted Service District, to served a proposed expansion in a tavern which will provide entertainment and dancing located at 5610-20 W. Diversey Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
 AUGUST 20, 2004

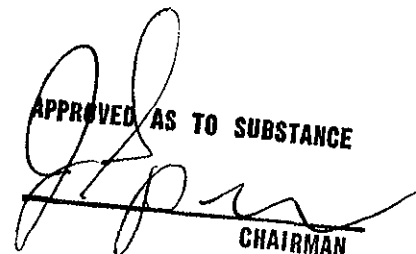
THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

2004 SEP 20 A 9:22
 BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	22		X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 291-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 2816-56 N. Central Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, an existing parking lot to qualify as required parking for two uses, one is the tavern is located at 5610-20 W. Diversey Avenue.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 OCT 18 P 4: 07

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 Board has approved 290-04-S and finds that this parking lot will be used at different hours of the day for the grocery store and tavern; the Board will grant the variation ; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Straford Memorial Seventh-day Adventist Church **CAL NO.:** 292-04-S

APPEARANCE FOR: Thurman Demille **MAP NO.:** 28-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:** November 19, 2004

PREMISES AFFECTED: 500 W. 119th 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 466 seat church in a B2-1 Restricted Retail District.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 2005 JAN 20 A 8:39

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 28, 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 will establish a 466 seat church and will provide 58 off-site parking spaces; the evidence has shown that the church and its off-site parking lots will not be adversely effect the neighborhood; the Board will grant a special use to establish a church in a B2-1 Zoning District; 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: Straford Memorial Seventh-day Adventist Church

CAL NO.: 293-04-Z

APPEARANCE FOR: Thurman Demille

MAP NO.: 28-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 19, 2004

PREMISES AFFECTED: 500 W. 119th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-1 Restricted Retail District, a 1-story addition to a church whose front yard transitional yard shall be 1' instead of 20'.

ZONING BOARD OF APPEALS
 R-906 CITY HALL
 2005 JAN 24 A 8:39

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 28, 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 Board has granted a special use to establish a church in Case #292-04-S and the Board will allow a variations to make the front transitional yard one foot; 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: Straford Memorial Seventh-day
Adventist Church

CAL NO.: 294-04-A

APPEARANCE FOR: Thurman Demille

MAP NO.: 28-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 19, 2004

PREMISES AFFECTED: 500 W. 119th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to waive 30 required parking spaces for a new church which requires 58 parking spaces in a B2-1 Restricted Retail District.

ACTION OF BOARD--

THIS CASE IS MOOT IN LIGHT
OF THE BOARD'S DECISION
IN CASE #534-04-S

2005 JAN 24 A 8:39
ZONING
BOARD OF APPEALS
R-806 CITY HALL

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: David Maletin
APPEARANCE FOR: Thomas Murphy
APPEARANCES AGAINST: None
PREMISES AFFECTED: 4410 N. Troy Street

CAL NO.: 296-04-Z
MAP NO.: 11-1
MINUTES OF MEETING:
 June 18, 2004

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a 4-story 6 dwelling unit building whose front yard shall be 6'-1" instead of 12.06' and whose rear yard shall be 12.06' and whose rear yard shall be 20'-9" instead of 30'.

COPY

2004 SEP 20 A 9: 24
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--
 VARIATION GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

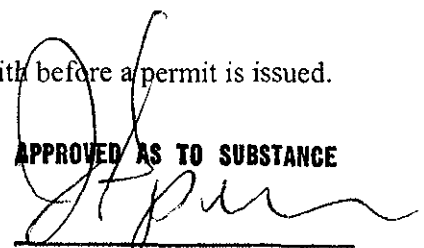
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 4-story 6 dwelling unit building will have a front yard of 6'-11' and a rear yard of 12.06'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: David Maletin **CAL NO.:** 297-04-S
APPEARANCE FOR: Thomas Murphy **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 3132-40 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 4 private passenger automobiles, in a B4-2 Restricted Service District, to serve a building located at 4410 N. Troy Street and to divide the improved zoning lot.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

2004 SEP 20 A 9:24
ZONING BOARD OF APPEALS
R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

COPY

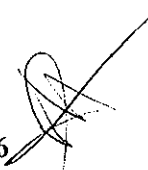
THE RESOLUTION:

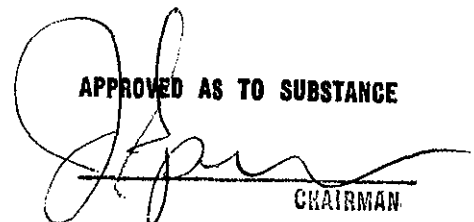
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 will divide a zoning lot and establish two new zoning lots; the one lot will contain dwelling units (4410 N. Troy) this new building requires 2 off-site parking spaces and will allow them to be established at 3132-40 W. Monstrose; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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;

BAZ 16 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: David Maletin **CAL NO.:** 298-04-Z
APPEARANCE FOR: Thomas Murphy **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 3132-40 W. Montrose Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the reduction of the 2nd floor rear residential yard to zero instead of 30' for an existing 2-story 4 dwelling unit and retail space building.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:24

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

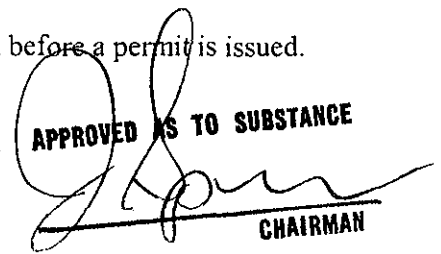
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will establish a building whose 2nd floor residential rear yard will be zero for an existing 2-story 4 dwelling unit building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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 Board of Education **CAL NO.:** 299-04-Z
APPEARANCE FOR: Terry Diamond **MAP NO.:** 30-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 455 W. 123rd Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed modular 1-story 4 class room annex whose front yard shall be 10' instead of 20', west side yard shall be 7' instead of 12' and whose east side yard shall be 2' instead of 12'.

ACTION OF BOARD--
VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:21

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will erect an 1-story 4 class room annex whose front yard shall be 7' and east side yard shall be 2'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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: Jerry & Sandra Street
APPEARANCE FOR: Same
APPEARANCES AGAINST: None
PREMISES AFFECTED: 2163 N. Bell Avenue

CAL NO.: 300-04-Z

MAP NO.: 5-H

MINUTES OF MEETING:
 June 18, 2004

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed deck whose rear yard shall be zero instead of 30' on an existing rear building on a lot containing two buildings.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

2004 SEP 20 A 9:24
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 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 will construct a rear deck with a zero yard in an existing rear residential building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Legal Pad, Inc. d/b/a Emerald Isle **CAL NO.:** 301-04-S
APPEARANCE FOR: Michael LaVelle **MAP NO.:** 17-O
APPEARANCES AGAINST: Beth Alcantor **MINUTES OF MEETING:**
 June 18, 2004
PREMISES AFFECTED: 6686 N. Northwest Highway
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 beer garden in an existing restaurant in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:24

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 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 will establish an beer garden in the open area at the rear of its building; the hours of operations shall be the same as the tavern; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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: Matthew Blauvelt **CAL NO.:** 302-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-F
APPEARANCES AGAINST: Faith Mulvihill **MINUTES OF MEETING:**
June 18, 2004
PREMISES AFFECTED: 1530 N. Wieland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 3-story single family residence whose front yard shall be 6.17' instead of 12.27', whose north and south side yard shall be 1.25' instead of 2.5' and whose rear yard shall be 16.33' instead of 30'.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:24

ACTION OF BOARD--
 VARIATION GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

COPY


THE RESOLUTION:

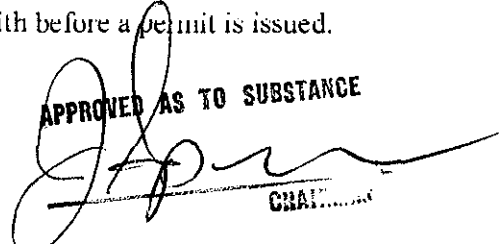
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 will construct a new 3-story single family residence whose front yard shall be 6.17', north and south yards shall be 1.25' and the rear yard shall be 16.33'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; 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.

BAZ 15 


 APPROVED AS TO SUBSTANCE
 CHAIRMAN