

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: G.B. Illinois 2, LLC **CAL NO.:** 201-04-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 1600-58 W. 59th Street/5830-58 S. Ashland Avenue/5831-59 S. Paulina Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of 2 drive-through lanes in conjunction with a proposed drug store in an M1-1 & M1-2 Restricted Manufacturing District.

ZONING BOARD OF APPEALS R-806 CITY HALL 004 SEP 20 A 9:12

ACTION OF BOARD--

APPLICATION APPROVED.

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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will establish 2 drive-through lanes in conjunction with a proposed CVS drug store; 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 the drive-through facility shall be constructed consistent with the layout and design represented on the site plan dated May 14, 2004 as prepared by Hirsch Associates and the elevation drawings dated April 16, 2004 as prepared by DeStefano and Partners and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: National City Bank of Michigan/
Illinois A National Banking Association **CAL NO.:** 205-04-S

APPEARANCE FOR: Donna Pugh **MAP NO.:** 4-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 1733 S. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4 lane drive-through facility in conjunction with a proposed bank in an M2-4 General Manufacturing 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 12

APPROVAL	APPROVING	ABSENT
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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THE RESOLUTION:

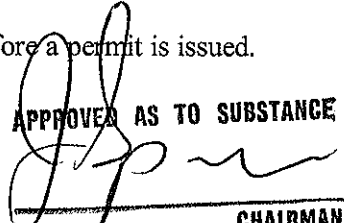
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

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 4 lane drive-through facility in conjunction with a proposed bank; 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 the proposed drive-through facility is constructed consistent with the layout and design represented on the site plan and elevation drawings dated May 21, 2004 as prepared by Pappageorge Haymes, Ltd. and provided the final landscape plan is approved by the Department of Planning and Development;

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Morning Star Bible Baptist Church, Inc. **CAL NO.:** 206-04-S
APPEARANCE FOR: Richard Baker **MAP NO.:** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 21, 2004
PREMISES AFFECTED: 8301 S. South Shore Drive
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church in an existing 2-story building in a B4-1 Restricted Service/R3 General Residence District.

2004 SEP 20 A 9:13
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

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:

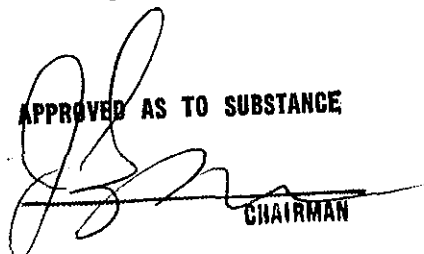
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will establish a church in an existing 2-story building; 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 806

APPLICANT: Morning Star Bible Baptist Church, Inc. **CAL NO.:** 207-04-Z
APPEARANCE FOR: Richard Baker **MAP NO.:** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 8301 S. South Shore Drive
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service/R3 General Residence District, the waiver of 1-required parking space.

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

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 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's church contains 100 seats and should have 12 spaces; the applicant is able to provide 11 spaces only; the Board will waive one required space; 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

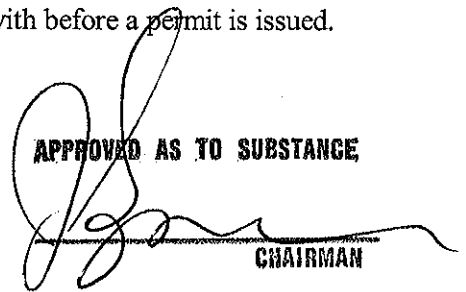
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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 806

APPLICANT: LABE Bank **CAL NO.:** 208-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 15-M
APPEARANCES AGAINST: Patricia Konieczny **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 6326-40 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4 lane drive-through facility in conjunction with a proposed bank in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

2004 SEP 20 A 9:45
 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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will establish a 4 lane drive-through facility in conjunction with a proposed bank in a B4-1 Restricted Service District; 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

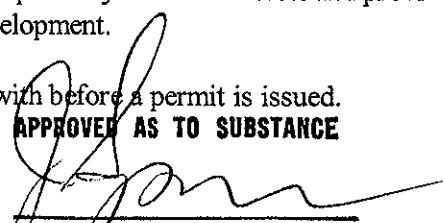
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That the proposed drive-through facility is constructed consistent with the layout and design represented on the site plan dated may 21, 2004 and elevation drawings dated February 17, 2004 as prepared by VRA Architects 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 806

APPLICANT: 2248 North Wayne LLC **CAL NO.:** 209-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 2248 N. Wayne 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 3-story single family residence whose front yard shall be 9' instead of 14.9', whose north side yard shall be 1.33' instead of 2.4' and whose rear yard shall be 20.33' instead of 30'.

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

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

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


THE RESOLUTION:

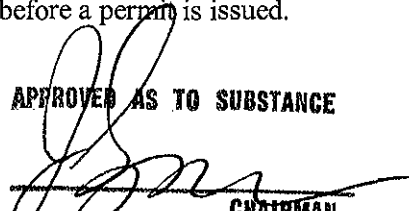
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will construction a 3-story single family residence whose front yard shall be 9' instead of 14.9', whose north side yard shall be 1.33' instead of 2.4' and whose rear yard shall be 20.33' instead of 30'; 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 806

APPLICANT: La Casa Norte **CAL NO.:** 210-04-S

APPEARANCE FOR: Danielle Metzler-Cassel **MAP NO.:** 3-J

APPEARANCES AGAINST: Patricia Hernandez, et. al. **MINUTES OF MEETING:**

PREMISES AFFECTED: 3507 W. North Avenue May 21, 2004

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for young men in an existing 3-story building in a B4-1 Restricted Service District.

2004 SEP 20 A 9:13
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will establish a transitional residence for young men in an existing 3-story building; 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

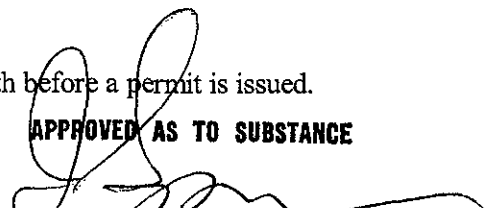
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That smoking will not be permitted around the building, in the yard or on the rooftop;

That there will be no use of the rooftop after 9:00 p.m.;

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 806

APPLICANT: Peter Rock Church **CAL NO.:** 211-04-S

APPEARANCE FOR: Roderick Sawyer **MAP NO.:** 32-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 13405 S. Corliss 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 private passenger automobiles, in an R2 Single Family Residence District, to serve a church located at 13400 S. Corliss Avenue.

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

ACTION OF BOARD--

APPLICATION APPROVED.

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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will establish an off-site required parking lot for private passenger automobiles to serve a church located at 13400 S. Corliss Avenue; 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 the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Peter Rock Church **CAL NO.:** 212-04-Z

APPEARANCE FOR: Roderick Sawyer **MAP NO.:** 32-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 13405 S. Corliss Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, a proposed private automotive vehicle parking lot whose front yard shall be 4.0'* instead of 20'.

2004 SEP 20 A 9:13
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 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 parking lot will have a front yard of 4 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

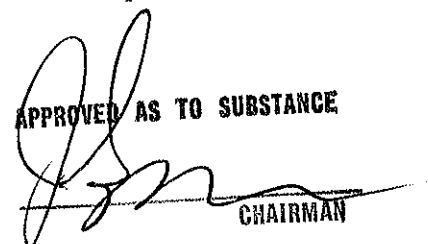
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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



*Amended at the Public Hearing.

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Peter Rock Church **CAL NO.:** 213-04-Z
APPEARANCE FOR: Roderick Sawyer **MAP NO.:** 32-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 13400 S. Corliss Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, a proposed addition to an existing 2-story church whose north side yard shall be 4.33' instead of 12' and whose rear yard shall be 20' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9 11
 AFFIRMATIVE NEGATIVE ABSENT

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

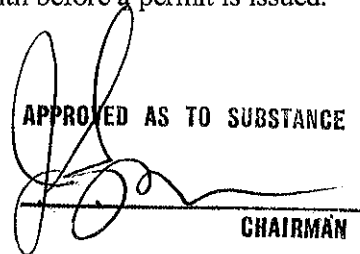
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct an addition to an existing 2-story church whose north side yard shall be 4.33' instead of 12' and whose rear yard shall be 20' instead of 30'; 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 806

APPLICANT: Jennifer L. Schreck **CAL NO.:** 214-04-Z
APPEARANCE FOR: Jennifer L. Schreck and Robb Schreck **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 1919 W. Roscoe 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 covered open porch* whose front yard shall be 4'-6" instead of 20' and whose west side yard shall be zero instead of 2'-6".

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

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:

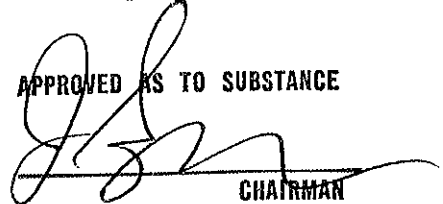
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will erect a covered open porch whose front yard shall be 4'-6" instead of 20' and whose west side yard shall be zero instead of 2'-6"; 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.


 *Amended at the Public Hearing.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: 26 North Halsted Street, LLC **CAL NO.:** 215-04-S
APPEARANCE FOR: Andrew Scott **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 26 N. Halsted 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 12 earth station antennas on the roof of an existing 4-story building in a C3-3 Commercial-Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

2004 SEP 20 A 9:13
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

	AFFIRMATIVE	NEGATIVE	ABSENT
3	X		
	X		
	X		
	X		
	X		


THE RESOLUTION:

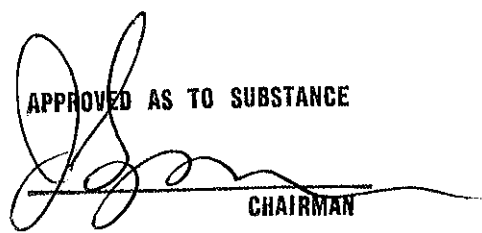
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will erect 12 earth station antennas on the roof of an existing 4-story building; 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 806

APPLICANT: The Night Ministry **CAL NO.:** 216-04-S
APPEARANCE FOR: Jack Guthman, Joseph Gattuso **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 1110 N. Noble Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless male and female youths, who will range from 16 to 22 years of age, in an R4 General Residence 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 9:11 PM

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

THE RESOLUTION:

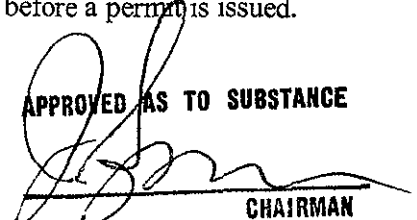
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the subject site consists of an existing transitional shelter; that the applicant will establish a 16 bed transitional shelter for homeless male and female youth between 14 and 21 years of age and an 8 bed transitional residence for homeless male and female youths between 16 and 22 years of age; 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 806

APPLICANT: Harold Elgazar **CAL NO.:** 217-04-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 2617 W. Haddon Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the duplexing of a 1st floor apartment into the basement in an R4 General Residence District.

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

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

THE VOTE

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

APPRECIATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	
X		

THE RESOLUTION:

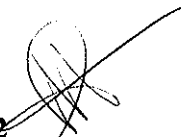
WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."
 and

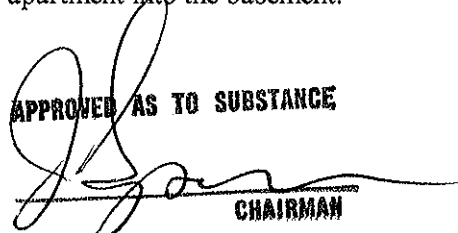
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant will duplex the existing first floor unit into the basement.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to allow the duplexing of a 1st floor apartment into the basement.

BAZ 12 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: SpaceSaver Parking Company **CAL NO.:** 218-04-A
APPEARANCE FOR: Mitch Newman, Jacqueline Smith **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 21, 2004
PREMISES AFFECTED: 1520-22 N. Sedgwick Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a machine lift parking space which will create non-maneuverable parking spaces and which does not have an vertical clearance of at least seven (7) feet (section 9.11 (4)) within an existing 8 dwelling unit and commercial building in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED.

THE VOTE

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

2004 SEP 20 A 9:41
 BOARD OF APPEALS
 R-806 CITY HALL

APPLICANT	AFFIRMATIVE	NEGATIVE	ABSENT
SpaceSaver Parking Company	X		
Mitch Newman, Jacqueline Smith	X		
None			X
1520-22 N. Sedgwick Street	X		
	X		

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."
 and

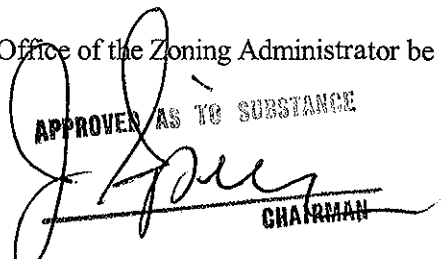
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004; and

WHEREAS, the district maps show that the premises is located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the mechanical parking spaces are contained in a machine which lifts one car above a ground floor parking space; the vertical clearance between the two spaces is not seven feet as required in §9.11(4); the Board finds that this parking lift for automobiles is not in compliance with the zoning ordinance and therefore denies the appeal.

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

BAZ 12 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Anton Muth **CAL NO.:** 219-04-A
APPEARANCE FOR: Same **MAP NO.:** 28-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 11351 S. Millard Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the proposed 2nd floor addition (1,288.56 sq. ft.) to an existing single family residence; the total square footage would than exceed a floor area ratio of .5 in an R1 Single Family Residence District.

**ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 OCT 18 P 3:51**

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

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, the decision of the Office of the Zoning Administrator rendered 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004; and

WHEREAS, the district maps show that the premises is located in an R1 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The property is a single family residence. The applicant wishes to erect a 2nd floor addition which will follow the existing load bearing walls; the applicant has produced pictures of several homes in the area which have added a 2nd floor to the existing homes; the 2nd floor addition will contain 1,288.56 square feet. The Board does not find this addition to be out of character with the neighborhood and thus will grant the appeal

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Pamela Harrison **CAL NO.:** 220-04-A

APPEARANCE FOR: Pamela Harrison **MAP NO.:** 3-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004

PREMISES AFFECTED: 4008 W. Division Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in an R3 General Residence District.

ZONING BOARD OF APPEALS
 CITY HALL
 ROOM 906
 JUL 19 P 12:28

ACTION OF BOARD--

APPEAL IS SUSTAINED AND THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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, the decision of the Office of the Zoning Administrator rendered 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."
 and

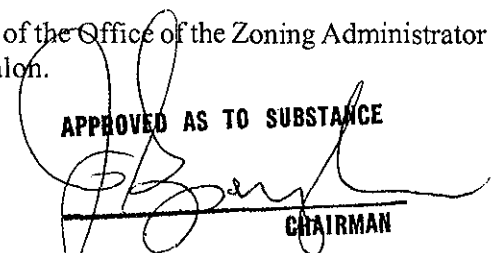
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant will operate a beauty salon in a recently remodeled facility; the retail and residential building has been brought into compliance; the space was formerly occupied for retail uses.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the applicant is permitted to establish a beauty salon.

APPROVED AS TO SUBSTANCE



CHAIRMAN



ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Danuta Jastrzebska **CAL NO.:** 221-04-A
APPEARANCE FOR: Danuta Jastrzebska **MAP NO.:** 7-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 5555 W. Belmont Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a beauty salon in a B3-2 General Retail District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:14

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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, the decision of the Office of the Zoning Administrator rendered 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."
 and

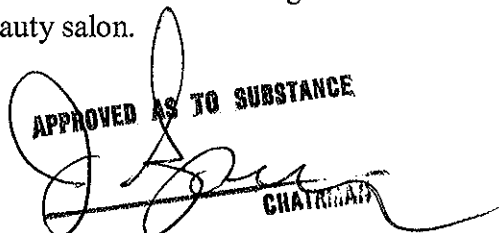
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant is moving approximately one block to the new location; the beauty salon is to be located in a strip mall within a commercial neighborhood; the Board grants the appeal.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon.

BAZ 12 


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Gina Gray **CAL NO.:** 222-04-S

APPEARANCE FOR: Leon Teichner **MAP NO.:** 28-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 3049-55 W. 111th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an required off-site parking lot for private passenger automobiles, in a B4-1 Restricted Service District, to serve a day care center located at 3139 W. 111th Street.

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

ACTION OF BOARD--

APPLICATION DENIED.

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:

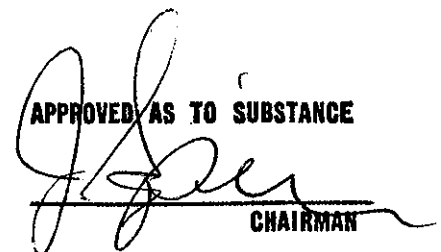
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

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 establish a day care center and is required to provide parking for the use; the applicant did not provide a long term lease for the off-site parking lot; the Board therefore denies her application; that the proposed use is not 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 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 denied and the Zoning Administrator is not authorized to permit the establishment of an required off-site parking lot for private passenger automobiles.



APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Gina Gray **CAL NO.:** 223-04-Z
APPEARANCE FOR: Leon Tishner **MAP NO.:** 28-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 3049-55 W. 111th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the establishment of an dual use off-site parking lot for 3 private passenger automobiles within a lot containing a total of 12 spaces to fulfill the parking requirement for an existing office building and day care center located at 3139 W. 111th Street.

ACTION OF BOARD--

VARIATION IS MOOT DUE TO
THE BOARD'S DECISION IN #222-04-S.

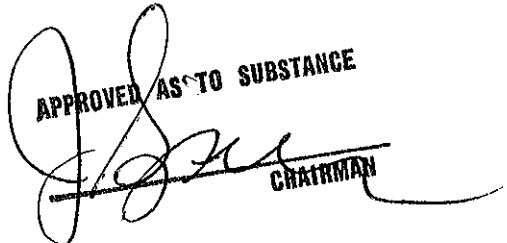
THE VOTE

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

2004 SEP 20 A 9: 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	



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Chicago Board of Education **CAL NO.:** 224-04-S
APPEARANCE FOR: Rick Danaher **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 4900 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot to satisfy the parking requirement of 20 private passenger vehicles, in an R4 General Residence District, to serve a new school located at 4904 N. Sawyer Avenue.

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

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will establish an off-site parking lot to satisfy the parking requirement of 20 private passenger vehicles to serve a new school located at 4904 N. Sawyer Avenue; 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 the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance;

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Chicago Board of Education **CAL NO.:** 225-04-Z
APPEARANCE FOR: Rick Danaher **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 4900 N. Kedzie 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 off-site parking lot whose south front yard shall be 11.25' instead of 11.81'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:15

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		


THE RESOLUTION:

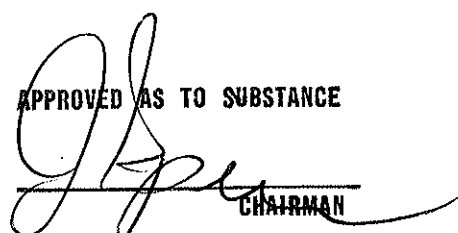
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will establish an off-site parking lot whose south front yard shall be 11.25' instead of 11.81'; 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 806

APPLICANT: Chicago Board of Education **CAL NO.:** 226-04-Z
APPEARANCE FOR: Rick Danaher **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 4901-49 N. Sawyer 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 3-story public elementary school whose west front yard shall be zero instead of 15', whose east rear yard shall be 12' instead of 30' and to increase the maximum floor area ratio to 1.64' instead of 1.2'.

2004 SEP 20 A 9:15
 ZONING BOARD OF APPEALS
 R-806 CITY HALL
 AFFIRMATIVE NEGATIVE ABSENT

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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:

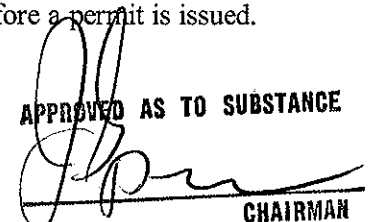
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the application will construct a 3-story public elementary school whose west front yard shall be zero instead of 15', whose east rear yard shall be 12' instead of 30' and to increase the maximum floor area ratio to 1.64' instead of 1.2'; 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.

BAZ 15 


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Rafael and Migdalia Martinez **CAL NO.:** 227-04-Z
APPEARANCE FOR: Rafael and Migdalia Martinez **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 2106 N. Hamlin Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a rear yard, oval swimming pool deck whose south yard shall be zero instead of 5', whose north yard shall be 3.08' instead of 6' and whose rear yard shall be 20.57' 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
 R-806 CITY HALL
 2004 SEP 20 A 9:15 PM

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

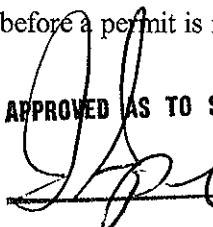
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will erect a rear yard, oval swimming pool deck whose south yard shall be zero instead of 5', whose north yard shall be 3.08' instead of 6' and whose rear yard shall be 20.57' instead of 30'; 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 806

APPLICANT: Platinum Property Developers, Inc. **CAL NO.:** 228-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 1606 W. North Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, a proposed 4-story 3 dwelling unit and commercial building whose minimum lot size shall be 929.92 sq. ft. instead of 1,000 sq. ft.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will construct a 4-story 3 dwelling unit and commercial building whose minimum lot size shall be 929.92 sq. ft. instead of 1,000 sq. ft.; 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 806

APPLICANT: Impressionist Homes on Lincoln, LLC **CAL NO.:** 229-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 1149 W. Diversey Parkway/2757-67 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a proposed 4-story 14 dwelling unit and commercial building whose transitional (residential) yard shall be 5.2' instead of 30' at the first residential level and shall have a minimum lot per dwelling unit of 969.4 sq. ft. instead of 1,000 sq. ft.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:15

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		

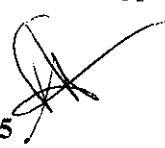
THE RESOLUTION:

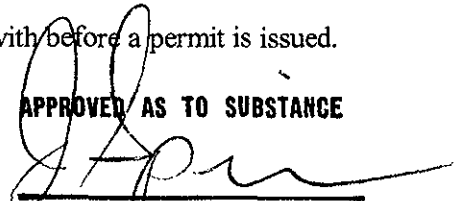
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will construct a 4-story 14 dwelling unit and commercial building whose transitional (residential) yard shall be 5.2' instead of 30' at the first residential level and shall have a minimum lot per dwelling unit of 969.4 sq. ft. instead of 1,000 sq. ft.; 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 806

APPLICANT: Michael J. Donahue **CAL NO.:** 230-04-Z
APPEARANCE FOR: Michael J. Donahue **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 1031 W. George 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 3rd floor dormer addition whose west side yard shall be .6' instead of 7.02', whose east side yard shall be 4'-4 3/4" instead of 7.02' and will not to exceed 15% (343 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

2004 SEP 20 A 9:55
 BOARD OF APPEALS
 ZONING
 R-806 CITY HALL

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		

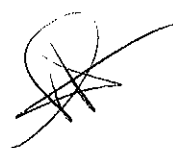
THE RESOLUTION:

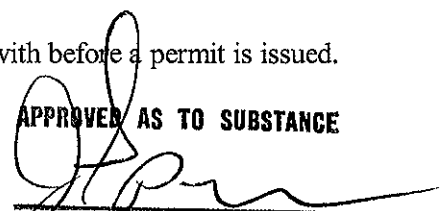
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will construct a 3rd floor dormer addition whose west side yard shall be .6' instead of 7.02', whose east side yard shall be 4'-4 3/4" instead of 7.02' and will not to exceed 15% (343 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance; 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 806

APPLICANT: Helen D. Leong **CAL NO.:** 231-04-Z

APPEARANCE FOR: Pamela Gonzales **MAP NO.:** 8-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 3112 S. Canal Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a 2nd floor addition to an existing 2-story residential building whose front yard shall be 9.5' instead of 20' and whose side yard shall be zero instead of 3'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

2004 SEP 20 A

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:

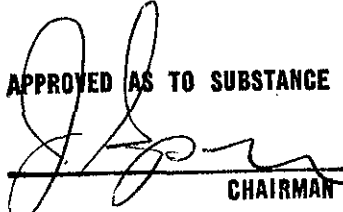
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will construct a 2nd floor addition to an existing 2-story residential building whose front yard shall be 9.5' instead of 20' and whose side yard shall be zero instead of 3; 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 806

APPLICANT: Julianne Lyons **CAL NO.:** 232-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 441 W. St. James Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 3rd story addition and west 3-story addition to an existing 3-story single family residence whose north front yard shall be zero instead of 6', whose east and west yards shall be zero each instead of 3.5' each and to increase the existing floor area by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:1 P

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		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will construct a proposed 3rd story addition and west 3-story addition to an existing 3-story single family residence whose north front yard shall be zero instead of 6', whose east and west yards shall be zero each instead of 3.5' each and to increase the existing floor area by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance; 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: SWC 95th Street **CAL NO.:** 233-04-S

APPEARANCE FOR: Graham Grady **MAP NO.:** 24-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 335-59 W. 95th Street

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

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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

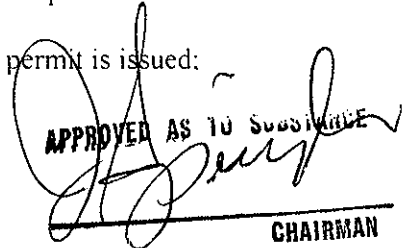
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a drug store with a drive thru facility. The Board finds that the operation of this store states a drive through is necessary for the successful operation of the business therefore the case of a drive through is permitted; 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 drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated July 9, 2004 and elevation drawings dated July 16, 2004 as prepared by Base Ten Architects, Inc. and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: SWC 95th and MLK LLC **CAL NO.:** 234-04-S
APPEARANCE FOR: Graham C. Grady **MAP NO.:** 24-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 9514-16 S. King Drive

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an voluntary off-site parking lot, in a B4-1 Restricted Service District, to serve a proposed drug store locate at 335 E. 95th Street.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:16

ACTION OF BOARD--

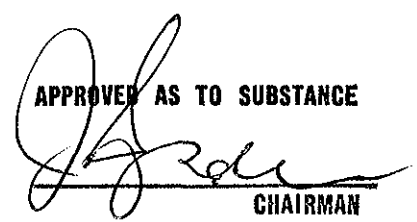
CASE CONTINUED TO
JULY 16, 2004.

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: SWC 95th and MLK LLC

CAL NO.: 234-04-S

APPEARANCE FOR: Graham Grady

MAP NO.: 24-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 21, 2004

PREMISES AFFECTED: 9514-16 S. King Drive

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an voluntary off-site parking lot, in a B4-1 Restricted Service District, to serve a proposed drug store locate at 335 E. 95th Street.

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		

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Antonio and Rosa Delgado **CAL NO.:** 235-04-Z
APPEARANCE FOR: Antonio and Rosa Delgado **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 21, 2004
PREMISES AFFECTED: 5810 S. Fairfield 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 open front porch whose front yard shall be 4* instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:16

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 May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will construct an open front porch whose front yard shall be 4' instead of 30; 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

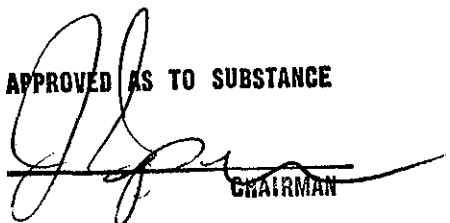
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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



*Amended at the Public Hearing.

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ricardo Santana **CAL NO.:** 236-04-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 21, 2004

PREMISES AFFECTED: 201-05 S. Throop Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 7-story 6 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:15

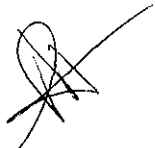
ACTION OF BOARD--

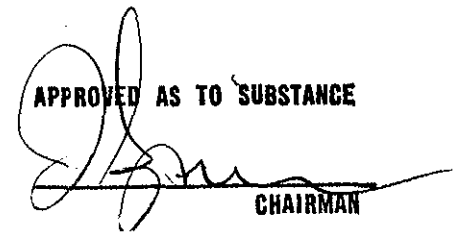
CASE CONTINUED TO
JULY 16, 2004.

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: Ricardo Santana

CAL NO.: 236-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 21, 2004

PREMISES AFFECTED: 201-05 S. Throop Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 7-story 5 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

	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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

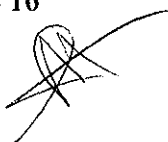
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following the applicant will erect a 6-story 5 dwelling unit building with residential use below the 2nd floor; that the proposed use is necessary 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

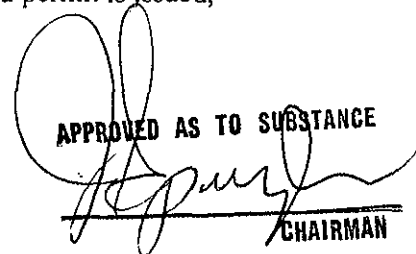
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor residential use provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated July 15, 2004 as prepared by Hanna Architects, Inc.

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

* Amended at hearing

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ricardo Santana

CAL NO.: 237-07-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 21, 2004

PREMISES AFFECTED: 201-05 S. Throop Street

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 7-story 6 dwelling unit building whose rear yard shall be zero instead of 5.76' and to waive the one required 10' x 25' loading berth.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 SEP 20 A 9:16

ACTION OF BOARD--


CASE CONTINUED TO
JULY 16, 2004.

THE VOTE

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jose Dimas **CAL NO.:** 238-04-Z
APPEARANCE FOR: Delores Quintana **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 1123 W. 19th Place

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 spiral metal stair case to an existing residential building whose front yard shall be zero instead of 15' and whose west side yard shall be 2' instead of 2'-6".

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 BOARD OF APPEALS
 ZONING
 R-806 CITY HALL

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		

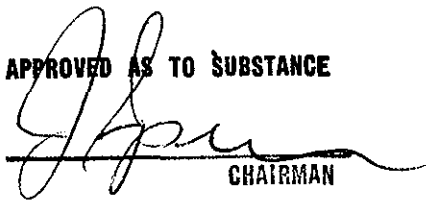
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will construct a 2-story spiral metal stair case to an existing residential building whose front yard shall be zero instead of 15' and whose west side yard shall be 2' instead of 2'-6"; 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 806

APPLICANT: TCF National Bank **CAL NO.:** 239-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 2301-15 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 5 drive-through lanes in a B4-3 Restricted Service District.

2004 SEP 20 A 9:15
 BOARD OF APPEALS
 R-806 CITY HALL

AC

THE VOTE

APPLICATION APPROVED.

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 May 21, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 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; that the applicant will establish a proposed bank with 5 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 the proposed drive-through facility is constructed consistent with the layout and design represented on the site plan dated April 30, 2004 and elevation drawings dated march 22, 2004 as prepared by Griskelis, Yound, and Harrell and provided the final landscape plan is approved by the Department of Planning and Development.

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

APPROVED AS TO SUBSTANCE

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Karen Slimmon **CAL NO.:** 240-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-F
APPEARANCES AGAINST: William Holtz **MINUTES OF MEETING:**
May 21, 2004
PREMISES AFFECTED: 1902 N. Burling Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (SD #19(B)) District, a proposed 3-story single family residence whose front yard shall be 4' instead of 15', whose north side yard shall be 4" instead of 2.5', whose south yard shall be 1'-8" instead of 2.5' and to allow a garage door facing a public street were no alley exists.

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 BOARD OF APPEALS
 ZONING
 R-806 CITY HALL

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		


THE RESOLUTION:

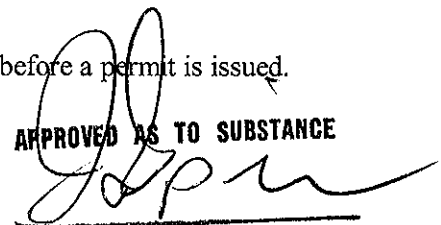
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 3, 2004; and

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; that the applicant will construct a 3-story single family residence whose front yard shall be 4' instead of 15', whose north side yard shall be 4" instead of 2.5', whose south yard shall be 1'-8" instead of 2.5' and to allow a garage door facing a public street were no alley exists; 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 806

APPLICANT: Chicago Park District **CAL NO.:** 241-04-S

APPEARANCE FOR: Tim Hinchman **MAP NO.:** 19-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004

PREMISES AFFECTED: 7631 N. Ashland Avenue/
1620 W. Howard Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1-story community center in a B4-3 Restricted Service/B5-3 General Service Districts.

ACTION OF BOARD-

APPLICATION 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 NOV 22 A 8:54

	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 meetings held on May 21, 2004 and after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 3, 2004; and

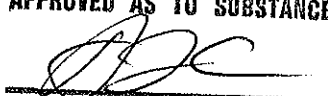
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 1-story community center within an existing park; that the proposed use is necessary for the public convenience 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 community center.

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