

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

APPLICANT: All Work, Inc. **CAL NO.:** 448-03-S
APPEARANCE FOR: James Broday **MAP NO.:** 7-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 4355 W. Diversey Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

COPY

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

APPLICANT: 1128 W. Ardmore, LLC

CAL NO.: 449-03-S

APPEARANCE FOR: William D. O'Donoghue

MAP NO.: 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 19, 2003

PREMISES AFFECTED: 1128 W. Ardmore 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 4 dwelling units, two of which are below the 2nd floor, in an existing substation and to establish a tavern in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

COPY

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

APPLICANT: Midwest Cash Advance, Inc. **CAL NO.:** 450-03-S
APPEARANCE FOR: Michael E. Fryzel **MAP NO.:** 12-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 5687 S. Archer Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a payday loan office, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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:

COPY

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

APPLICANT: Elite Labor Services on Montrose, Ltd. **CAL NO.:** 451-03-S
APPEARANCE FOR: Gregory L Dose **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 3648-50 W. Montrose Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency, 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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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.

COPY

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

APPLICANT: 1611 Stewart (Chicago), LLC **CAL NO.:** 452-03-S
APPEARANCE FOR: Patrick O'Connor **MAP NO.:** 4-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 1611 S. Stewart 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 voluntary accessory off-site parking lot for the parking of 84 vehicles to serve the office/warehouse manufacturing building located at 329 W. 18th Street, in an M3-4 Heavy Manufacturing District.

COPY

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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):

Subject to the landscaping provisions of the zoning ordinance, the plans as reviewed by the Department of Planning and Development; and

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

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

APPLICANT: Fifth Third Bank **CAL NO.:** 454-03-S
APPEARANCE FOR: John J. George **MAP NO.:** 5-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 1707-33 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 six-lane drive-through facility in conjunction with a proposed bank, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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 and elevation drawings prepared by Griskelis, Young, and Harrell, dated October 20, 2003; that the final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: Carroll Properties LLC **CAL NO.:** 455-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 3114 W. Carroll 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 21 art studio spaces* in an existing 3-story brick building, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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.

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

APPLICANT: Jerry Cairo **CAL NO.:** 456-03-S
APPEARANCE FOR: Paul A. Kolpak **MAP NO.:** 5-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 7112 W. North Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Starbucks. in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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 shall be established in conjunction with the reuse of the existing building provided that landscaping and fencing shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance; and

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

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

APPLICANT: Custom Staffing, Inc. **CAL NO.:** 457-03-S
APPEARANCE FOR: Christopher L. Muniz **MAP NO.:** 4-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 2876 W. Cermak Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in a B4-2 Restricted Service District.

COPY

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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;

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

APPLICANT: Custom Staffing, Inc. **CAL NO.:** 458-03-S
APPEARANCE FOR: Christopher L. Muniz **MAP NO.:** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 2123 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 day laborer employment agency in a B4-1 Restricted Service District.

COPY

ACTION OF BOARD--

APPLICATION DENIED.

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has not presented evidence to show 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 denied.

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

APPLICANT: Custom Staffing, Inc. **CAL NO.:** 459-03-S
APPEARANCE FOR: Christopher L. Muniz **MAP NO.:** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 2700 S. Lawndale 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 day laborer employment agency in a 1-story commercial building in a B4-2 Restricted Service District.

COPY

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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;

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

APPLICANT: Grace S. Manuel **CAL NO.:** 460-03-Z

APPEARANCE FOR: Grace S. Manuel **MAP NO.:** 17-0

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 7420 W. Isham Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story enclosed rear porch addition to an existing 3-story residential building* whose front yard will be 5' instead of 14.32', and whose rear yard shall be 14' instead of 30'.

ACTION OF BOARD--

VARIATIONS 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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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.

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

APPLICANT: QC Financial Services, Inc.
d/b/a National Quik Cash

CAL NO.: 461-03-S

APPEARANCE FOR: Michael E. Fryzel

MAP NO.: 24-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 19, 2003

PREMISES AFFECTED: 9719 S. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pay day loan facility in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

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

APPLICANT: The Golden Girls Lounge, Inc. **CAL NO.:** 462-03-S
APPEARANCE FOR: Roderick T. Sawyer **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 1340 W. 87th 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 tavern 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

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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;

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

APPLICANT: Claudia G. Echavarri **CAL NO.:** 463-03-A

APPEARANCE FOR: John J. Pikarski **MAP NO.:** 13-L

APPEARANCES AGAINST: Sharleen Ozga **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 4946 N. Lockwood Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a reduction of the minimum lot area size from 7,500 sq. ft. to 5,000 sq. ft. in order to allow the construction of a proposed 3 dwelling unit building in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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 December 19, 2003; 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 block in question contains five buildings, three of these buildings are buildings containing more than one dwelling unit and therefore, the minimum lot per dwelling unit is reduced to 1500 square feet per unit.

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

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

APPLICANT: Keith Miller **CAL NO.:** 464-03-A
APPEARANCE FOR: John J. Pikarski **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 2825 N. Damen Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit for a former store in the front building containing 3 dwelling units, one unit will be in the rear and two units on the second floor plus one rear 2 unit building in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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 December 19, 2003; 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 property contains two buildings which were built before 1957. The front building contains a commercial unit and one dwelling unit on the first floor plus 2 dwelling units on the second floor. The rear building contains two dwelling units. The Board grants a substitution of one dwelling unit on the first floor of the front building, for the former commercial unit.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. A permit shall be obtained to complete the substitution of this commercial unit into a dwelling unit.

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

APPLICANT: Maja Radovanovic **CAL NO.:** 465-03-A

APPEARANCE FOR: Self **MAP NO.:** 13-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 1481 W. Balmoral Avenue

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 a B3-2 General Retail District.

ACTION OF BOARD--

THE VOTE

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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 December 19, 2003; and

WHEREAS, the district maps show that the premises is located in an B3-2 General Retail 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 located in a B3-2 General Retail District on a neighborhood commercial street. The beauty salon use will not harm the retail nature of this block. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: LeMire Schmeclar

CAL NO.: 466-03-A

APPEARANCE FOR: None

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 19, 2003

PREMISES AFFECTED: 1327 W. 18th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of one dwelling unit located on the first floor rear instead of 3 single room occupancy units in an existing building containing a total of 14 single family room units on the second floor and a beauty salon on the first floor in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR WANT
OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Staffing Network Holdings, L.L.C. **CAL NO.:** 467-03-A
APPEARANCE FOR: Christopher L. Muniz **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 2406-10 W. 47th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a day laborer employment agency in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED.

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 December 19, 2003; 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 property is located on a street containing mostly retail uses but which is zoned R3 General Residence District. The applicant has been in operation for some time but it is not clear under what type of business license. The applicant has not shown what licensed business it may have replaced. The residential district does not permit the operation of a day labor employment agency. The decision of the Zoning Administrator is affirmed.

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

APPLICANT: Stillpoint Development Corp. **CAL NO.:** 468-03-S
APPEARANCE FOR: John Fritchey **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 1955-57 W. Cortland 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 residential use below the 2nd floor in a proposed 4-story 6 dwelling unit building in a B4-2 Restricted Service District.

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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):

Residential use below the second floor in a B4-2 Restricted Service District; and

That landscaping and fencing shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance; and

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

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

APPLICANT: Stillpoint Development Corp. **CAL NO.:** 469-03-Z
APPEARANCE FOR: John A. Fritchey **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 1955-57 W. Cortland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6 dwelling unit building whose front yard shall be 9' instead of 15', whose west side yard will be 1.6' instead of 4.7', to waive the one required 10' x 25' loading berth and to reduce the minimum lot size from 6,000 sq. ft. to 5,900 sq. ft.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 468-03-S, the establishment of residential use below the 2nd floor in the erection of a 4-story 6 dwelling unit building at the subject site; 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.

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

APPLICANT: Shore Drive L.P. **CAL NO.:** 470-03-S
APPEARANCE FOR: Andrew W. Brown **MAP NO.:** 16-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 2344 E. 70th Place

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 48 private passenger automobiles, in an R5 General Residence District, to serve a 6-story residential building located at 7000 S. Shore Drive.

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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 landscaping and fencing shall be provided in compliance with applicable provision of the Chicago Landscape Ordinance; and

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

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

APPLICANT: Shore Drive L.P. **CAL NO.:** 471-03-Z
APPEARANCE FOR: Andrew W. Brown **MAP NO.:** 16-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 2344 E. 70th Place
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the establishment of a proposed parking lot for 48 private passenger automobiles whose front yard shall be 7' instead of 15'.

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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 470-03-S, the establishment of an off-site accessory parking lot for the parking of 48 private passenger automobiles, at the subject site, to serve a 6-story residential building located at 7000 S. South Shore Drive; 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.

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

APPLICANT: Coyne American Institute **CAL NO.:** 472-03-S
APPEARANCE FOR: Rolando R. Acosta, Russell Freeman **MAP NO.:** 1-G
APPEARANCES AGAINST: Roger Romanelli et al. **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 321-29 N. Green Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 133 private passenger automobiles, in Planned Manufacturing District #4, to fulfill the parking requirement for a proposed trade school to be located at 322 N. Green Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
R e c u s e d		
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 January 16, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 proposed use is to be located in Planned Manufacturing District #4; that the subject site is an approximately 61,344 sq. ft. unimproved parcel of land located at the northeast corner of W. Wayman and N. Green Streets and is abutted to the north by an existing railroad right-of-way; that the applicant proposes to relocate an existing trade school to a new building to be erected on a parcel of land located west across N. Green Street from the subject site; that the proposed use is necessary for the public convenience at this location in order to fulfill the off-street parking requirement for the proposed new trade school; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed accessory parking lot which will be improved by the applicant with paving, fencing, landscaping, lighting and drainage; and that the proposed use will be compatible with existing business and manufacturing improvements in the area and 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 shall install landscaping and fencing in compliance with applicable provisions of the Chicago Landscape Ordinance; and

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

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

APPLICANT: Title Lenders, Inc. d/b/a USA Payday Loan **CAL NO.:** 473-03-S
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 11-L
APPEARANCES AGAINST: Ron Ernst, John Arena **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 4124 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 pay day loan facility in an existing strip mall in a B5-2 General 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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 property is located in a strip mall and 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;

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

APPLICANT: Robert C. Howard **CAL NO.:** 476-03-Z

APPEARANCE FOR: Robert C. Howard **MAP NO.:** 5-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 1932 N. Seminary Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the construction of a proposed 2-story addition to an existing 3-story residence whose rear yard shall be zero instead of 30'.

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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 construction of a proposed 2-story addition to an existing 3-story residence whose rear yard shall be zero 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.

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

APPLICANT: Scott Dillingham **CAL NO.:** 477-03-Z
APPEARANCE FOR: John J. Pikarski, Jr., Scott Dillingham **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 1411 W. Fletcher 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 to an existing single family residence whose front yard shall be zero instead of 7.02', whose rear yard shall be 4.6' instead of 30' and whose floor area will be exceeded by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

APPEAL GRANTED.

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; this matter will be heard as an appeal and not as a variation; there are two separate buildings located on this single zoning lot; the building in the front contains 2 dwelling units and a commercial unit on the first floor; this property owner does not own the second building at the rear of the lot nor did he sell it to the appellant; the rear building, 1411 W. Fletcher, was purchased in 2003 and is a 2½-story single family residence; the appellant will add a 3rd floor dormer addition increasing the floor area by 230 square feet; the addition will have a zero front yard and a 4.6' rear yard; 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 grant an appeal which will allow a 3rd floor dormer addition of 230 sq. ft. to his building:

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

*Amended at the public hearing to an Appeal.

COPY

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

APPLICANT: 4800 North Damen L.L.C. **CAL NO.:** 478-03-S
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 4800-16 N. Damen Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a pharmacy in a proposed 4-story building in a B4-3 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	RECUSED		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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 shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Sullivan and Goulette, Architects, dated December 19, 2003; and

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

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

APPLICANT: 4800 North Damen L.L.C. **CAL NO.:** 479-03-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 4800-16 N. Damen Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a proposed 4-story 42 dwelling unit building with commercial space whose rear yard shall be zero instead of 30' and to waive one of the three required 10' x 25' loading berths.

COPY

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
RECUSED		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 478-03-S, the establishment of a drive-through facility in conjunction with a pharmacy in a proposed 4-story 42 dwelling unit building at the subject site, 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.

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

APPLICANT: Craig A. Varga and Noelle Brennan **CAL NO.:** 480-03-Z
APPEARANCE FOR: Scott R. Borstein **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 19, 2003
PREMISES AFFECTED: 1823 N. Orchard 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, the construction of a proposed 3-story single family residence whose front yard will be 8'-4" instead of 15', north side yard will be 1.1' instead of 2.2', south side yard will be 5" instead of 2.2' and whose rear yard will be 16' -7" instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

	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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a proposed 3-story single family residence shall have a front yard of 8'-4" instead of 15'; north side yard shall be 1.1' instead of 2.2'; south side yard shall be 5" instead of 2.2' and shall have a rear yard of 16'-7" 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.

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

APPLICANT: Craig C. Martin and Laura K. Martin **CAL NO.:** 481-03-Z

APPEARANCE FOR: Caroline A. Nash
Craig Martin **MAP NO.:** 9-G

APPEARANCES AGAINST: Michael Prince **MINUTES OF MEETING:**
George Pawlus & Peter Uliasy December 19, 2003

PREMISES AFFECTED: 3739 N. Lakewood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (SD #5) District, the proposed bay addition to an existing 3-story single family residence whose south side yard shall be 2'* instead of 3'.

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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a proposed rear one foot bay addition to an existing 3-story single family residence shall have a south side yard of 2' 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.

*Amended at Hearing

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

APPLICANT: Juan Chavez **CAL NO.:** 482-03-Z
APPEARANCE FOR: Juan Chavez **MAP NO.:** 6-J
APPEARANCES AGAINST: Mario Martinez **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 2715 S. St. Louis Avenue
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 proposed front yard staircase to a 2-story brick 2 dwelling unit building whose front yard shall be 3" instead of 20'.

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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 erection of a proposed front yard staircase whose front yard shall be 3" instead of 20'; 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.

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

APPLICANT: First House of Prayer Church **CAL NO.:** 484-03-S

APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 16-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 6554 S. Cottage Grove 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 accessory parking lot for the parking of 26* private passenger automobiles, in a C1-2 Restricted Commercial District, to serve a church located at 6555 S. Cottage Grove Avenue.

COPY

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	
Recused		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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 fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance; and

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

*Amended at Hearing

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

APPLICANT: First House of Prayer Church **CAL NO.:** 485-03-S

APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 16-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 6603 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of 11 private passenger automobiles, in a B4-2 Restricted Service District, to serve a church located at 6555 S. Cottage Grove Avenue.

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
Recused		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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;

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

APPLICANT: Graceland Development, LTD **CAL NO.:** 486-03-S

APPEARANCE FOR: Paul A. Kolpak **MAP NO.:** 11-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 1444 W. Montrose Avenue

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

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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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;

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

APPLICANT: Graceland Development, LTD **CAL NO.:** 487-03-Z
APPEARANCE FOR: Paul A. Kolpak **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 1444 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the construction of a proposed 4-story 4 dwelling unit building whose front yard shall be zero instead of 15', whose east and west side yards shall be zero each instead of 4.3' each, whose rear yard shall be 26' instead of 30' and to reduce the minimum lot area from 4,000 sq. ft. to 3,956 sq. ft.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

	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 December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; 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 on December 19, 2003, the Zoning Board of Appeals approved, in Cal. No. 486-03-S, the establishment of residential use below the 2nd floor in a proposed 4-story 4 dwelling unit building to be erected at the subject site; 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.

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

APPLICANT: Fifth Third Bank **CAL NO.:** 488-03-S

APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 3-G

APPEARANCES AGAINST: Craig MacDonald **MINUTES OF MEETING:**
December 19, 2003

PREMISES AFFECTED: 835-41 W. North Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a four lane drive-through facility in conjunction with a proposed banking facility in a C5-4 Commercial/Office 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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 proposed use, a bank with 4 drive-through lanes, 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;

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

APPLICANT: Thomas Galante **CAL NO.:** 491-03-S
APPEARANCE FOR: Michael E. Lavelle, Thomas Galante **MAP NO.:** 13-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 2003
PREMISES AFFECTED: 6948 W. Higgins 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 accessory parking lot for the parking of 12 private passenger automobiles, in a B4-1 Restricted Service District, to serve an existing restaurant located at 6954 W. Higgins Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	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 December 19, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; 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 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 shall install fencing and landscaping in compliance with all applicable provisions of the Chicago Landscape Ordinance; and

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