

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

at 9:00 A.M. and 2:00 P.M.

held in the City Council Chambers, 2nd Floor, City Hall,
121 N. LaSalle Street, on Friday, March 19, 2004.

The following members were present and constituted a quorum

Joseph J. Spingola
Chairman
Brian L. Crowe
Donald Hubert

MINUTES OF MEETING

March 19, 2004

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on February 20, 2004 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Hubert. Nays- None.

The Board thereupon held its regular meeting.

MARCH 2004 RESOLUTIONS PREPARED BY M. BROCHOWIAK

A handwritten signature in black ink, appearing to be the initials 'MB' or similar, with a long horizontal stroke extending to the right.

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

APPLICANT: Attila Demeter **CAL NO.:** 80-04-Z

APPEARANCE FOR: Attila Demeter **MAP NO.:** 5-H

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

PREMISES AFFECTED: 1915-17 N. Damen 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 5-story 6 dwelling unit building whose rear yard will be 27' instead of 30', the building height will be 50', and to waive the one required 10' x 25' loading berth.

2004 MAY 21 P 12:10
 ZONING 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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

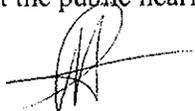
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a 5-story 6 dwelling unit building will be constructed whose rear yard will be 27' instead of 30'; the building height will be 50'; and the one required 10' x 25' loading berth will be waived; 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

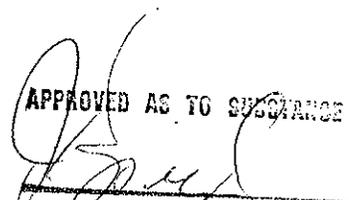
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

*Amended at the public hearing.

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Vishal and Usha Shah

CAL NO.: 81-04-S

APPEARANCE FOR: Caroline Nash

MAP NO.: 11-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 5000-06 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a fast food restaurant in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS
 8-806 CITY HALL
 MAY 21 P 12:41

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 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 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 dated March 18, 2004 as prepared by Gary Kerr and provided that the final landscape plan is 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.

APPROVED AS TO SUBSTANCE

BAZ 16



CHAIRMAN

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

APPLICANT: Da Van Nguyen/International Tattoo Supply, Inc. **CAL NO.:** 82-04-S

APPEARANCE FOR: Hugh D. Howard **MAP NO.:** 7-L

APPEARANCES AGAINST: James C. Pawelski, et al. **MINUTES OF MEETING:**
March 19, 2004

PREMISES AFFECTED: 3026 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing facility in a C2-1 General Commercial District.

ZONING BOARD OF APPEALS
R-806 CITY HALL
2004 MAY 21 P 12:41

ACTION OF BOARD--

WITHDRAWN ON MOTION
OF THE APPLICANT.

THE VOTE

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

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

THE RESOLUTION:



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

APPLICANT: Juliusz Krzeczowski
APPEARANCE FOR: Juliusz Krzeczowski
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1835 N. Wilmot Avenue

CAL NO.: 83-04-Z
MAP NO.: 5-H
MINUTES OF MEETING:
 March 19, 2004

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose front yard shall be 14.46' instead of 19.84', whose northwest side yard shall be 1' instead of 3', and the southeast side yard shall be 2.73' instead of 3'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:41

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

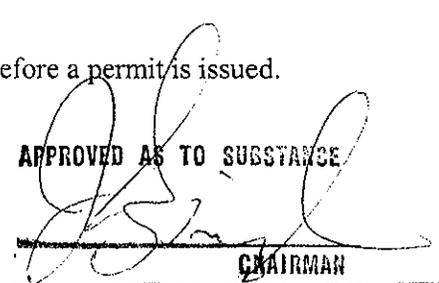
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a 2-story single family residence will have a front yard of 14.46' instead of 19.84', a northwest side yard of 1' instead of 3', and a southeast side yard of 2.73' 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.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Charles Huebner

CAL NO.: 84-04-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 2127 N. Hudson 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 1 and 2-story rear addition to an existing 2-story single family residence whose rear yard shall be zero instead of 30' and whose north side yard shall be zero instead of 4.43'.

2004 MAY 21 P 12:41
 BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

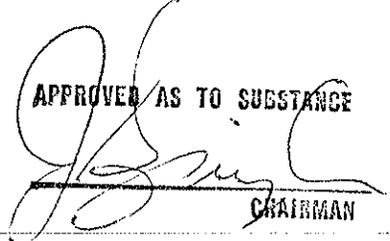
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 1 and 2-story rear addition to an existing 2-story single family residence will have a rear yard of zero instead of 30' and a north side yard of zero instead of 4.43'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Ken Rehor

CAL NO.: 85-04-A

APPEARANCE FOR:

MAP NO.: 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 19, 2004

PREMISES AFFECTED: 1406 N. Campbell Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming building within existing single family residence on a lot which contains an additional 3-story residential building on the front of this zoning lot in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:41

ACTION OF BOARD--

DISMISSED FOR WANT OF PROSECUTION.

THE VOTE

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: Ken Rehor

CAL NO.: 86-04-Z

APPEARANCE FOR:

MAP NO.: 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 1406 N. Campbell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the proposed 3rd floor addition to an existing single family residence, on a lot which contains two buildings, whose north side yard shall be 1.42' instead of 2.5', rear yard shall be zero instead of 30' and not to exceed 15% of the floor area existing in the buildings prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:41

ACTION OF BOARD--

DISMISSED FOR WANT OF PROSECUTION.

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: PAWS Chicago **CAL NO.:** 87-04-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 1993-1999 N. Clybourn 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 animal pound in Planned Manufacturing #1 District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:44

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 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 a vacant 1 and 3-story commercial building; the Department of Planning and Development recommends approval of the proposed animal pound; the Board finds a "no kill" animal shelter, a pound, and an adoption center will be established on site; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Galvin Campbell

CAL NO.: 88-04-A

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 1417 N. Hoyne Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to establish a rear accessory detached building with a new 2-story enclosed staircase and to increase the height allowed from 15' to 20'-6" in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:45

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	Recused		

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 March 2, 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: that the applicant will establish a rear accessory detached building with a new 2-story enclosed staircase and this structure shall be increased in height from 15' to 20'-6".

RESOLVED, that the appeal be and it hereby is sustained 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 rear accessory detached building with a new 2-story enclosed staircase and to increase the height allowed from 15' to 20'-6" in an R4 General Residence District.

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

APPLICANT: Galvin Campbell

CAL NO.: 89-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 1417 N. Hoyne 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 2-story stair enclosure to an accessory rear detached building whose rear yard shall be zero instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:4

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	Recused		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 2-story stair enclosure to an accessory rear detached building will have a rear yard of 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: Augusto Grillo **CAL NO.:** 90-04-A
APPEARANCE FOR: Gray Wigoda **MAP NO.:** 3-H
APPEARANCES AGAINST: Matthew Shanahan **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 816 N. Hermitage Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the dormer addition to the rear non-conforming building; two buildings are located on this lot in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:47

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:

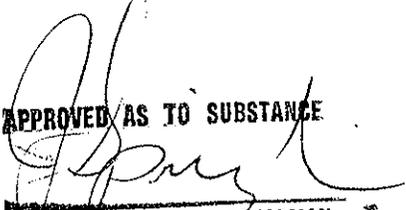
WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 2, 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: that two buildings are located on this lot;

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a dormer addition to the rear non-conforming building.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Augusto Grillo **CAL NO.:** 91-04-Z
APPEARANCE FOR: Gary Wigoda **MAP NO.:** 3-H
APPEARANCES AGAINST: Matthew Shanahan **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 816 N. Hermitage 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 3rd floor dormer addition to the rear residential building whose north side yard shall be .9' instead of 2.5' and not to exceed 15% (203 sq. ft.) of the floor area existing in the buildings prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:47

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

THE RESOLUTION:

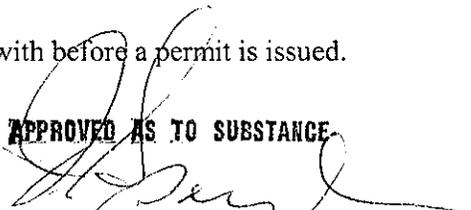
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a 3rd floor dormer addition to the rear residential building will have a north side yard of .9' instead of 2.5' and will not exceed 15% (203 sq. ft.) of the floor area existing in the buildings 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

 CHAIDMAN

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

APPLICANT: Chad Zuric **CAL NO.:** 92-04-S

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 11-1

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

PREMISES AFFECTED: 2635-39 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4-story 14 dwelling unit building with residential use below the 2nd floor in a (Pending) B2-3 Restricted Retail District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:47

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		

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

APPLICANT: Chad Zuric **CAL NO.:** 93-04-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 2635-39 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a (Pending) B2-3 Restricted Retail District, the erection of a 4-story 14 dwelling unit building whose front yard shall be 4' instead of 15', east side yard shall be zero instead of 8'-3", west side yard shall be 6' instead of 8'-3' and to waive the one required loading 10' x 25' loading berth.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:47

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		



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

APPLICANT: Robert Walaszek

CAL NO.: 94-04-Z

APPEARANCE FOR: Thomas Pikarski

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 1750-52 W. Division Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 5 dwelling unit building whose minimum lot size shall be 4,800 sq. ft. instead of 5,000 sq. ft..

ZONING BOARD OF APPEALS
R-806 CITY HALL
2004 MAY 21 P 12:47

ACTION OF BOARD--

CASE CONTINUED TO
JULY 16, 2004.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

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

APPLICANT: Todd Di Benedetto **CAL NO.:** 95-04-A

APPEARANCE FOR: Todd Di Benedetto, Robert Di Benedetto **MAP NO.:** 3-J

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

PREMISES AFFECTED: 3229 W. Hirsch Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a 2nd level storage addition, which will be 20 feet in height, to an existing garage in an R3 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:47

ACTION OF BOARD--

THE VOTE

THE 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 March 2, 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 constructed a 2nd level storage addition upon the garage without a permit; the height is now 20 feet; the maximum height allowed is 15 feet.

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.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dan V. Cojocarescu **CAL NO.:** 96-04-A
APPEARANCE FOR: Dan V. Cojocarescu **MAP NO.:** 15-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 5791 N. Elston Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a computer sales, cash register sales and a repair facility in an R3 General Residence District.

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2004 MAY 21 P 12:47

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 March 2, 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 establish a computer sales, cash register sales and a repair facility in a commercial building which is situated in an R3 General Residence District.

RESOLVED, that the appeal be and it hereby is sustained 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 computer sales, cash register sales and a repair facility in an R3 General Residence District.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Sammie Pierce and Iranell Spann **CAL NO.:** 97-04-A
APPEARANCE FOR: Sammie Pierce and Iranell Spann **MAP NO.:** 1-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 216 N. Keeler Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a grocery store in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2004 MAY 21 10 12 AM

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 March 2, 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 wished to re-establish a local grocery store in a commercial building; the building cannot be used as a dwelling unit even though it lies in a residential district; and

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to allow the establishment of a grocery store in an R4-General Residence District.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Fred N. Saldana **CAL NO.:** 98-04-A
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 9-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 5027 W. Irving Park Road

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a commercial business (office) on the ground level within an existing 3-story 2 dwelling unit building in a B5-1 General Service District.

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 MAY 21 P 12:45

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 March 2, 2004; and

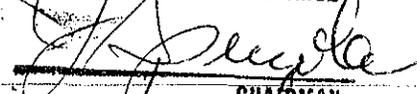
WHEREAS, the district maps show that the premises is located in a B5-1 General Service District; and

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 proposes to establish a commercial business (office) on the ground level within an existing 3-story 2 dwelling unit building; the office will be located partially below grade and not entirely on the first floor.

RESOLVED, that the appeal be and it hereby is sustained 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 commercial business (office) on the ground level within an existing 3-story 2 dwelling unit building in a B5-1 General Service District.



APPROVED AS TO SUBSTANCE



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

APPLICANT: Joan Moy **CAL NO.:** 99-04-A
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 3349-51 S. Racine Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot since the remaining lot (3,351 sq. ft.) does not conform to section 7.5-3 and does not have the minimum of 5,000 sq. ft. for the existing 2-dwelling unit building in an R3 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 MAY 21 12:47

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

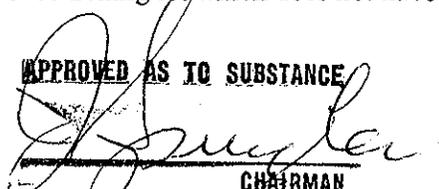
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 2, 2004; and

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 proposes the division of an improved zoning lot. The remaining lot with a 2 dwelling unit building (3,351 sq. ft.) does not conform to section 7.5-3, this lot does not have the minimum of 5,000 sq. ft. for the existing 2-dwelling unit building.

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the division of an improved zoning lot which does not have the minimum 5,000 sq. ft. for the existing 2-dwelling unit building.

BAZ 12 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chinese Consolidated Benevolent Association **CAL NO.:** 100-04-Z

APPEARANCE FOR: John J. Pikarski **MAP NO.:** 6-F

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

PREMISES AFFECTED: 259 W. 22nd Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the proposed construction of a 3 1/2-story 6 dwelling unit building whose front yard shall be 6' instead of 12', east side shall be 1'-3" instead of 2'-6" and whose rear yard shall be 19' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:47

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		

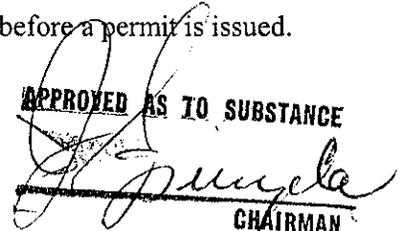
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a 3 1/2-story 6 dwelling unit building will have a front yard of 6' instead of 12', and east side yard of 1'-3" instead of 2'-6" and a rear yard of 19' 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 905

APPLICANT: Chinese Consolidated Benevolent Association **CAL NO.:** 101-04-S

APPEARANCE FOR: John J. Pikarski **MAP NO.:** 6-F

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

PREMISES AFFECTED: 250 W. 22nd 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 parking lot for 4 private passenger automobiles, in an R4 General Residence District, to serve as part of the parking requirement for a 6 dwelling unit building located at 259 W. 22nd Place.

2004 MAY 21 12:48
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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:

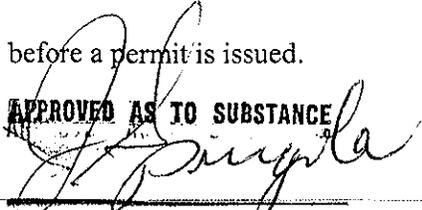
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

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 off-site parking lot will be established for 4 private passenger automobiles and will serve as part of the parking requirement for a 6 dwelling unit building located at 259 W. 22nd Place; that the Department of Planning and Development recommends denial of the proposed off-site parking lot; the Department of Planning and Development believes the proposed off-site parking should be reserved for its existing use which is parking for the Chinese Benevolent Association's community center; 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


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

APPLICANT: Hopewell Missionary Baptist Church **CAL NO.:** 102-04-S
APPEARANCE FOR: Paul Bennett **MAP NO.:** 16-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 6559 S. Wood Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for 10 private passenger automobiles, in an R3 General Residence District, to serve an existing church located at 6600 S. Hermitage Avenue.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 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 accessory off-site parking lot for 10 private passenger automobiles will serve an existing church located at 6600 S. Hermitage Avenue; that on May 15, 1998 the Zoning Board of Appeals approved, in Cal. No. 189-98-Z, the applicant's special use request to establish an off-site parking lot; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

Provided the applicant installs and maintains fencing and landscaping 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

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

APPLICANT: Hopewell Missionary Baptist Church **CAL NO.:** 103-04-Z
APPEARANCE FOR: Paul Bennett **MAP NO.:** 16-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 6559 S. Wood Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an accessory off-site parking lot for 10 private passenger automobiles whose front yard shall be 5' instead of 20'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

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:

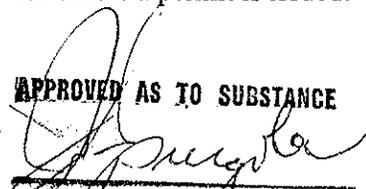
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

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: an accessory off-site parking lot for 10 private passenger automobiles will have a front yard of 5' instead of 20'; that on May 15, 1998 the Zoning Board of Appeals approved, in Cal. No.189-98-Z, the applicant's special use request to establish an off-site parking lot; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15 

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jack Berger **CAL NO.:** 104-03-Z
APPEARANCE FOR: Caroline Nash **MAP NO.:** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 2434-36 W. Bloomingdale 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 construction of a 2nd floor addition to an existing single family residence whose rear yard shall be zero instead of 30', front yard shall be zero instead of 15' and whose east and west side yards shall be zero each instead of 4.8' each.

2004 MAY 21 P 12:48
 BOARD OF APPEALS
 R-808 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
X		
		X
X		
		X
X		

THE RESOLUTION:

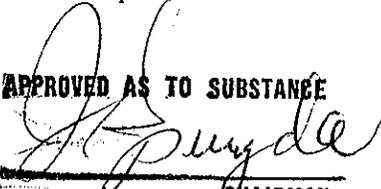
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a 2nd floor addition to an existing single family residence will have a rear yard of zero instead of 30', a front yard of zero instead of 15' and east and west side yards of zero instead of 4.8' each; 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: TCF National Bank **CAL NO.:** 105-04-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 19, 2004

PREMISES AFFECTED: 2700 N. Elston Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed bank in a General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 2004 FOR STATUS.

THE VOTE

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

2004 MAY 21 P 2:11
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		



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

APPLICANT: Schiller Development, Inc. **CAL NO.:** 106-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 908* N. Ashland Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, a proposed 4 story 3 dwelling unit building whose minimum lot area is 925 sq. ft. instead of 1,000 sq. ft..

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

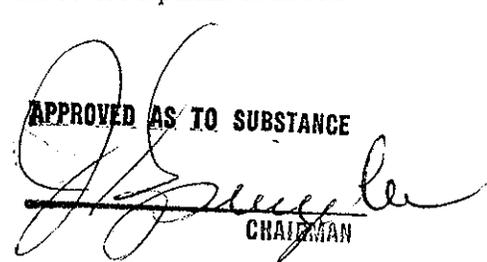
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a 4 story 3 dwelling unit building will have a minimum lot area of 925 sq. ft. instead of 1,000 sq. ft.; that the property in question 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.

*Amended at the public hearing.



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Carl F. Brahms **CAL NO.:** 107-04-Z
APPEARANCE FOR: John S. Lamantia **MAP NO.:** 17-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 6912 N. Sheridan Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the proposed construction of a 4-story rear open staircase whose north side yard shall be zero instead of 3.35' and to waive one of the required 4 parking spaces for an existing 4-story 3 dwelling unit building.

Zoning
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

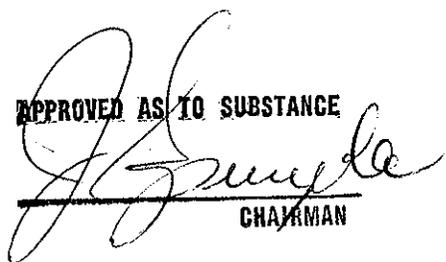
	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA		X	
DEMETRI KONSTANTELOS			X
DONALD HUBERT		X	
GIGI McCABE-MIELE			X
BRIAN L. CROWE		X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 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 proposes the construction of a 4-story rear open staircase whose north side yard will be zero instead of 3.35' and to waive one of the required 4 parking spaces for an existing 4-story 3 dwelling unit building; the width of the lot is 35' and contains a 3 car masonry garage; the applicant wishes to add one more dwelling unit to the building but will not add one more required parking space; the width of the lot would permit four parking spaces if the present garage was removed; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied. The applicant could provide four parking spaces which is required for four dwelling units. There is no evidence of hardship.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Wood Enterprises Inc. d/b/a Jewell Events Catering **CAL NO.:** 108-04-A

APPEARANCE FOR: George Jewell **MAP NO.:** 1-H

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

PREMISES AFFECTED: 424 N. Wood Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a caterer liquor license in an existing food catering business in a Planned Manufacturing #4 District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:45

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 March 2, 2004; and

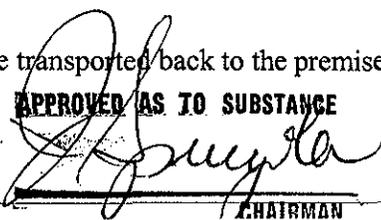
WHEREAS, the district maps show that the premises is located in a Planned Manufacturing #4 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant is requesting a caterer liquor license in an existing food catering business. The applicant will provide alcoholic beverages as an accessory to the catering business.

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to allow a caterer liquor license in an existing food catering business, in a Planned Manufacturing #4 District subject to the following conditions:

That all liquor provided shall be sealed and no open liquor containers will be transported back to the premises.

BAZ 12 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 109-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 425 W. Superior Street

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

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		

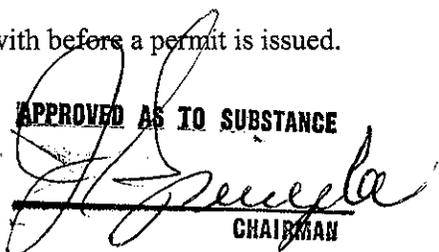
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant 6-story industrial loft building; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit residential use below the second floor and 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

BAZ 16 

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

APPLICANT: MCM Properties, Inc.

CAL NO.: 110-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 425 W. Superior 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 4-story single family residence whose front yard shall be zero instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

ACTION OF BOARD--

THE VOTE

VARIAION GRANTED.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

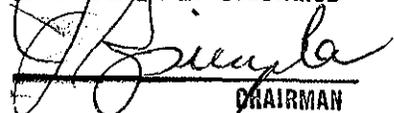
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of zero instead of 12' and a rear yard of 8' instead of 30'; that 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 905

APPLICANT: MCM Properties, Inc.

CAL NO.: 111-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 429 W. Superior Street

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

2004 MAY 21 P 12:48
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant 6-story industrial loft building; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit residential use below the second floor and 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

[Signature]
 CHAIRMAN

[Signature]

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 112-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 429 W. Superior 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 4-story single family residence whose front yard shall be 7'-6" instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of 7'-6" instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc.
APPEARANCE FOR: James J. Banks
APPEARANCES AGAINST: None
PREMISES AFFECTED: 431 W. Superior Street

CAL NO.: 113-04-S
MAP NO.: 1-F
MINUTES OF MEETING:
 March 19, 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 proposed 4-story single family residence with residential use below the 2nd floor in a B4-4 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:48

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant 6-story industrial loft building; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 114-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 431 W. Superior 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 4-story single family residence whose front yard shall be 7'-6" instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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:

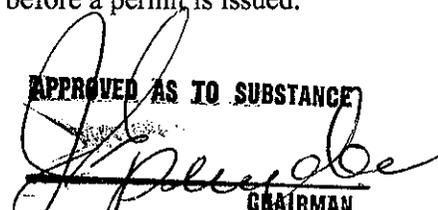
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of 7'-6" instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc.

CAL NO.: 115-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 433 W. Superior Street

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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:

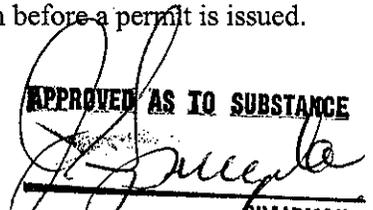
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant 6-story industrial loft building; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 116-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 433 W. Superior 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 4-story single family residence whose front yard shall be zero instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

THE RESOLUTION:

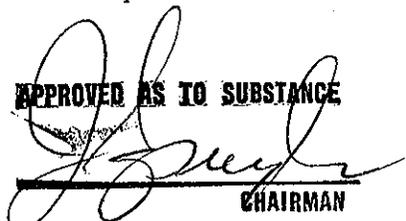
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of zero instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc.

CAL NO.: 117-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 422 W. Huron Street

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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:

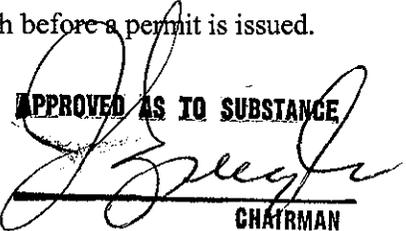
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant lot; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 118-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 422 W. Huron 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 4-story single family residence whose front yard shall be zero instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of zero instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc. **CAL NO.:** 119-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 424 W. Huron Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story single family residence with residential use below the 2nd floor in a B4-4 Restricted Service District.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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:

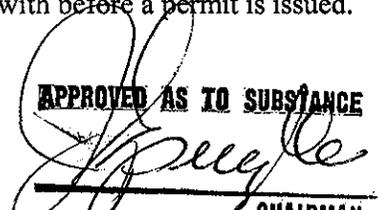
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant lot; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 120-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 424 W. Huron 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 4-story single family residence whose front yard shall be 7'-6" instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of 7'-6" instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc. **CAL NO.:** 121-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 428 W. Huron Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story single family residence with residential use below the 2nd floor in a B4-4 Restricted Service District.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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		

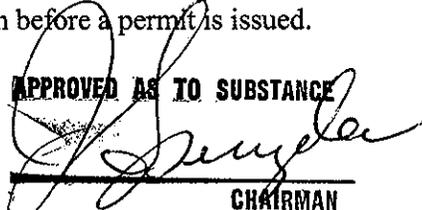
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant lot; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit residential use below the second floor and 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

BAZ 16 

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

APPLICANT: MCM Properties, Inc.

CAL NO.: 122-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 428 W. Huron 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 4-story single family residence whose front yard shall be 7'-6" instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		

THE RESOLUTION:

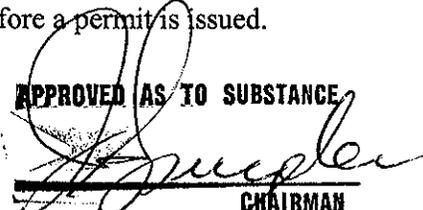
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of 7'-6" instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc. **CAL NO.:** 123-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 432 W. Huron Street

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:40

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant lot; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 124-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 432 W. Huron 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 4-story single family residence whose front yard shall be zero instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:15

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of zero instead of 12' and a rear yard of 8' 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 905

APPLICANT: MCM Properties, Inc. **CAL NO.:** 125-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 430 W. Huron Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story single family residence with residential use below the 2nd floor in a B4-4 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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:

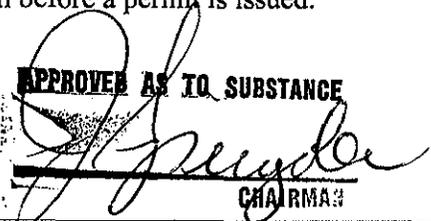
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a 4-story single family residence with residential use below the 2nd floor in a (pending) B4-4 Restricted Service District; the subject site consists of a vacant lot; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 126-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 430 W. Huron 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 4-story single family residence whose front yard shall be 7'-6" instead of 12' and whose rear yard shall be 8' instead of 30'.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story single family residence will have a front yard of 7'-6" instead of 12' and a rear yard of 8' 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 905

APPLICANT: Chiappetti Wholesale Meat Corp. **CAL NO.:** 127-04-S
APPEARANCE FOR: Gregory Dose **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 3800 S. Morgan 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 slaughter house in a M3-4 Heavy Manufacturing District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:44

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		

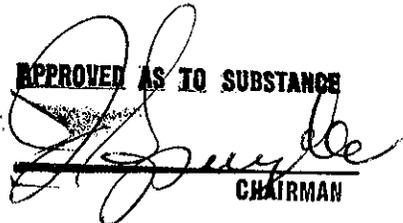
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is requesting approval of the location and establishment of a slaughterhouse; the subject site consists of a vacant industrial complex; the Department of Planning and Development recommends approval of the proposed slaughterhouse; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vincent May **CAL NO.:** 128-04-S
APPEARANCE FOR: Vincent May **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 2008 W. Giddings 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 rear 2nd floor addition to an existing 1 and 2 story single family residence in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval of the location and establishment of a rear 2nd floor addition to an existing 1 and 2 story single family residence; the Department of Planning and Development recommends approval of the proposed ground floor residential use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vincent May

CAL NO.: 129-04-Z

APPEARANCE FOR: Vincent May

MAP NO.: 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 2008 W. Giddings Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a rear 2nd floor addition to an existing 1 and 2 story single family residence whose rear yard shall be 3.88' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:49

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a rear 2nd floor addition to an existing 1 and 2 story single family residence will have a rear yard of 3.88' 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 905

APPLICANT: The Martinucci Family Enterprises, LP, CAL NO.: 445-03-S
Lakeside Bank*

APPEARANCE FOR: Pat Turner **MAP NO.:** 7-H

APPEARANCES AGAINST: Alan Mellis **MINUTES OF MEETING:**
March 19, 2004

PREMISES AFFECTED: 2800 N. Ashland Avenue/1600 W. Diversey Parkway

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 2-story bank in an M1-2 Restricted Manufacturing District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 2:50

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	PRESENT
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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

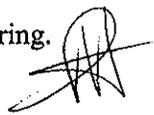
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant is requesting approval for the location and establishment of a drive-thru facility in conjunction with a proposed 2-story bank; the subject site consists of a 2-story residential/mixed use 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

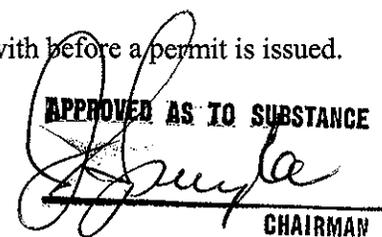
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That the proposed 4 lane drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared dated February 26, 2004 as prepared by Pappageorge, Haymes, Ltd. and provided the final landscape plan is reviewed and 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.

*Amended at the public hearing.



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Jan Szczupak and Dorota Szczupak **CAL NO.:** 474-03-A
APPEARANCE FOR: Mark J. Kupiec **MAP NO.:** 13-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 5314-18 N. Laramie Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot, in an R2 Single Family Residence District, into two 2,467 sq. ft. each lots instead of minimum of 3,750 sq. ft. each.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

ACTION OF BOARD--

CASE CONTINUED TO
 SEPTEMBER 17, 2004.

THE VOTE

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

APFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
		X
X		



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

APPLICANT: Jan Szczupak and Dorota Szczupak **CAL NO.:** 475-03-Z

APPEARANCE FOR: Mark J. Kupiec **MAP NO.:** 13-L

APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 19, 2004

PREMISES AFFECTED: 5314 N. Laramie Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a proposed 2-story single family residence whose rear yard shall be 15.77' instead of 30', and whose side yards will be 3' each instead of 4' each.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 17, 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		

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50



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

APPLICANT: Ollie Nolan

CAL NO.: 489-03-Z

APPEARANCE FOR: John J. Pikarski, Jr.

MAP NO.: 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 5407 N. Mobile Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, the erection of a 2-story single family residence whose side yards shall be 3' each instead of 4' each, and whose lot area will be 3,711 sq. ft. instead of minimum 3,750 sq. ft.

ZONING BOARD OF APPEALS
R-806 CITY HALL
MAY 21 P 12:50

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 17, 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		

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

APPLICANT: Ollie Nolan **CAL NO.:** 490-03-Z
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 13-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 5409 N. Mobile Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, the erection of 2-story single family residence, whose side yards will be 3' each instead of 4' each, and whose lot area shall be 3,711 sq. ft. instead of a minimum of 3,750 sq. ft.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

ACTION OF BOARD--

CASE CONTINUED TO
 SEPTEMBER 17, 2004.

THE VOTE

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: Humboldt Park United Methodist Church **CAL NO.:** 03-04-S
APPEARANCE FOR: John J. Pikarski **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** March 19, 2004
PREMISES AFFECTED: 2120 N. Mozart 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 residence in an exiting 3-story residential building in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

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		

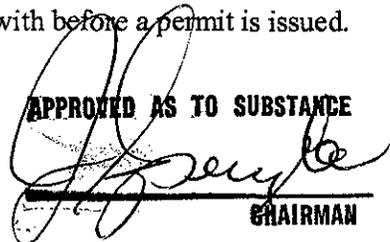
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 subject site consists of a 3-story apartment building attached to a church; the church will establish a transitional residence within the apartment building; the Department of Planning and Development recommends approval of the proposed transitional residence; 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

BAZ 16 

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

APPLICANT: White Castle System, Inc.

CAL NO.: 04-04-S

APPEARANCE FOR: Karen S. Way

MAP NO.: 20-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 7900 S. Pulaski Road

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 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		



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

APPLICANT: Mary K. Krigbaum **CAL NO.:** 21-04-Z
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 13-H
APPEARANCES AGAINST: Mary O'Brien, et al. **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 1739 W. Berwyn 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 2-story 3 dwelling unit building whose front yard shall be 15'-3"* instead of 20', whose east and west side yards shall be zero each instead of 5' each and whose rear yard shall be 1'* instead of 30'.

ZONING BOARD OF APPEALS
 CITY HALL
 MAY 21 P 12:50

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

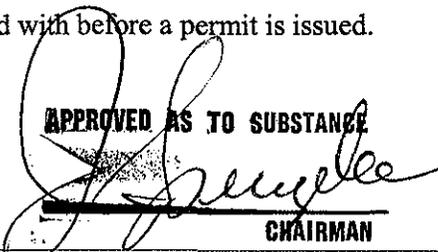
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 2-story 3 dwelling unit building will have a front yard of 15'-3" instead of 20', east and west side yards will be zero each instead of 5' each and a rear yard of 1' instead of 30'; the property is located in an R3 General Residence District; the lot contains 7,923 square feet which is insufficient to support the three dwelling units requested; the building will line up, approximately, with its neighbors and be 2½ stories in height; 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 905

APPLICANT: Esequiel Linares

CAL NO.: 22-04-Z

APPEARANCE FOR: Thomas Moore

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 2025 S. Western 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 2-story addition (both residential and commercial) to an existing restaurant and 2 dwelling unit building whose rear yard shall be zero instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

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:

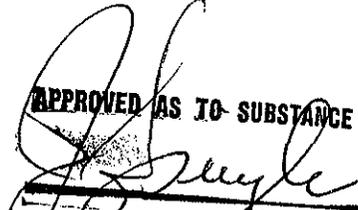
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 2-story addition (both residential and commercial) to an existing restaurant and 2 dwelling unit building will have a rear yard of 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.

BAZ 15 

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Michael Clarke **CAL NO.:** 33-04-S
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 4043 S. Drexel Boulevard

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4 ½ story 12 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 is requesting approval for the location and establishment of a proposed 4½-story 12 dwelling unit building with residential use below the second floor; the subject site consists of a vacant lot; the Department of Planning and Development recommends approval of the proposed ground floor residential units; 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

[Signature]
 CHAIRMAN

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

APPLICANT: Michael Clarke **CAL NO.:** 34-04-Z
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 4043 S. Drexel Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4 ½-story 12 dwelling unit building whose front yard shall be 10' instead of 15' and whose side yards shall be 3.5' each instead of 6.9' each.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

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		

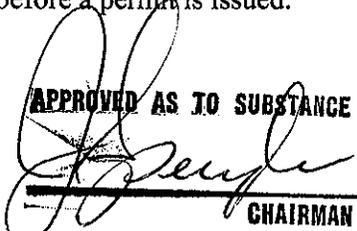
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4½-story 12 dwelling unit building will have a front yard of 10' instead of 15' and side yards of 3.5' each instead of 6.9' each; 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

BAZ 15 

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

APPLICANT: John Morales
APPEARANCE FOR: John Morales
APPEARANCES AGAINST: None
PREMISES AFFECTED: 919 W. 18th Place

CAL NO.: 35-04-Z
MAP NO.: 4-G
MINUTES OF MEETING:
 March 19, 2004

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2nd floor rear addition to an existing 1-story single family residence whose rear yard shall be 3.5' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:50

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 2nd floor rear addition to an existing 1-story single family residence will have a rear yard of 3.5' 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 905

APPLICANT: Everest Deming Development, LLC **CAL NO.:** 38-04-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 19, 2004
PREMISES AFFECTED: 416-22 W. Deming 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 4-story 3 townhouse development rear wall setback shall be zero instead of 10' and with no end wall setbacks instead of 3' each.

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAY 21 P 12:51

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

	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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story 3 townhouse development will have a rear wall setback of zero instead of 10' and will have no end wall setbacks instead of 3' each; 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

 CHICAGO

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

APPLICANT: Chad Zuric **CAL NO.:** 92-04-S

APPEARANCE FOR: Tom Pikarski **MAP NO.:** 11-I

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

PREMISES AFFECTED: 2635-39 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4-story 14 dwelling unit building with residential use below the 2nd floor in a (Pending) B2-3 Restricted Retail District.

ACTION OF BOARD-

APPLICATION GRANTED

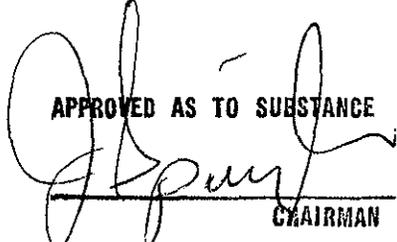
THE VOTE

	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 March 19, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 4-story 14 dwelling unit building. The Board will allow the establishment of a dwelling units below the 2nd floor pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

MINUTES OF MEETING:

July 16, 2004

CAL NO.: 92-04-S

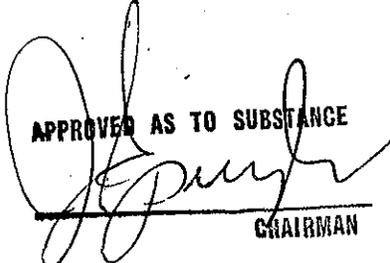
Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chad Zuric **CAL NO.:** 93-04-Z
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 2004
PREMISES AFFECTED: 2635-39 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a (Pending) B2-3 Restricted Retail District, the erection of a 4-story 14 dwelling unit building whose front yard shall be 4' instead of 15', east side yard shall be zero instead of 8'-3", west side yard shall be 6' instead of 8'-3' and to waive the one required loading 10' x 25' loading berth.

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

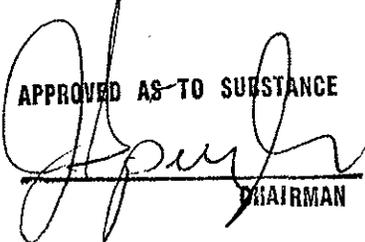
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the building will have a 4' front yard, zero east yard, 6' west yard and the loading berth is eliminated; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Robert Walaszek

CAL NO.: 94-04-Z

APPEARANCE FOR: Tom Pikarski

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 2004

PREMISES AFFECTED: 1750-52 W. Division Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 5 dwelling unit building whose minimum lot size shall be 4,800 sq. ft. instead of 5,000 sq. ft.

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 March 19, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 4-story 5 dwelling unit building whose minimum lot size shall be 4,800 square feet; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN