

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

APPLICANT: 4559 South Greenwood, Inc. **CAL NO.:** 303-04-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 4545 S. Greenwood 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 voluntary off site parking lot for 12 private passenger automobiles, in an R4 General Residence District, to serve a residential building located at 4559 S. Greenwood Avenue.

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:

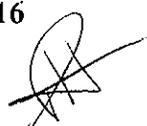
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a voluntary off-site parking lot for 12 private passenger vehicles to serve the residential building located at 4559 S. Greenwood Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

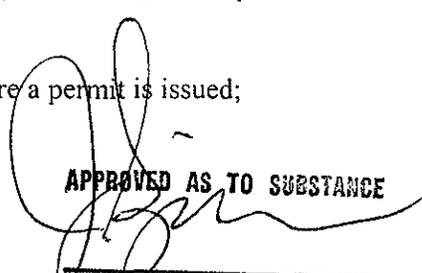
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed parking lot provided the applicant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

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

BAZ 16



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Bryant Jones **CAL NO.:** 304-04-S
APPEARANCE FOR: Same **MAP NO.:** 12-L
APPEARANCES AGAINST: Joseph Kozmin **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 5518 S. Archer Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tatoos and piercing facility within an existing 1-story brick building in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

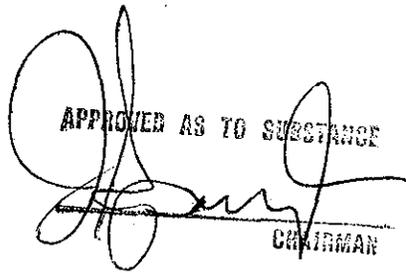
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Archer Bank CAL NO.: 305-04-S
APPEARANCE FOR: Dennis J. Aukstik MAP NO.: 14-M
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 5958 W. 63rd Street/6259 S. Austin Avenue July 16, 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 bank with three drive thru lanes in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

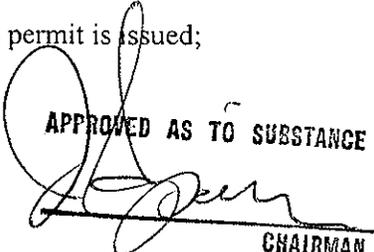
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated May 5, 2004 and elevation drawings dated March 25, 2004 as prepared by the Pappgeorge Haymes, Ltd. And provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN



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

APPLICANT: G. B. Illinois 2, LLC **CAL NO.:** 306-04-S

APPEARANCE FOR: John George **MAP NO.:** 11-J

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

PREMISES AFFECTED: 3335-59 W. Montrose Avenue/
4347-57 N. Kimball Avenue

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

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

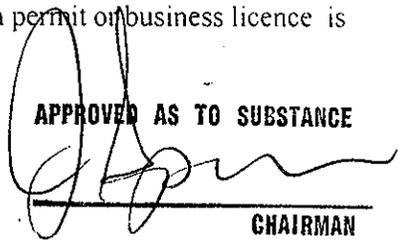
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a drug store with drive through lanes; that the proposed use is necessary for the public convenience at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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan date March 11, 2004 and elevation drawings dated June 15, 2004 as prepared by the Archideas and provided the final landscape plan is approved by the Department of Planning and Development

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: First American Bank CAL NO.: 307-04-S

APPEARANCE FOR: Dennis J. Aukstik MAP NO.: 10-J

APPEARANCES AGAINST: None MINUTES OF MEETING: July 16, 2004

PREMISES AFFECTED: 4501-09 S. Pulaski Road/3949-59 W. 45th 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 bank with three drive thru lanes in a C2-1 General Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows correspond to the names listed in the previous block, with 'X' marks in the AFFIRMATIVE column for all names.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated April 16, 2004 and elevation drawings dated march 29, 2004 as prepared by Eckenhoff, Saunders Architects and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Hopewell Primitive Baptist Church **CAL NO.:** 309-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 4347-55 W. 14th Street/1401-09 S. Kostner Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off site parking lot for 30 private passenger automobiles, in an R4 General Residence District, to serve a church located at 4337-45 W. 14th Street.

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:

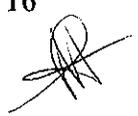
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

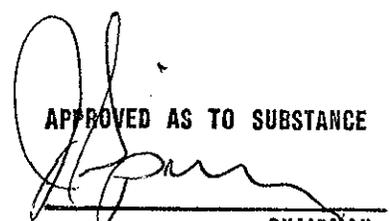
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish an off-site parking lot for 30 private passenger vehicles to serve the church located at 4337-45 W. 14th Street that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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: Hopewell Primitive Baptist Church **CAL NO.:** 310-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 4347-55 W. 14th Street/1401-09 S. Kostner Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a proposed off-site parking lot for 30 private passenger automobiles whose front yard shall be 7' instead of 15' to serve a church located at 4337 W. 14th Street.

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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the off-site parking lot will have a front yard of 7' instead of 15'; 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: Hopewell Primitive Baptist Church **CAL NO.:** 311-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 4337-45 W. 14th Street/1400-08 S. Kolin 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 240 seat church whose front yard shall be zero instead of 15', whose south side yard shall be 10' instead of 11.95', whose rear yard shall be zero instead of 30' and to waive the one required 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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

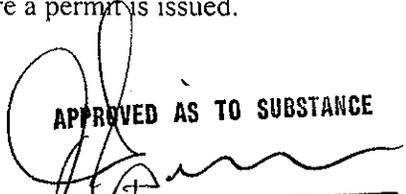
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the church will contain 240 seats and have zero front yard, south side yard of 10feet, rear yard shall be zero and the Board waives the one 10' x 25' loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 4301 N. Sheridan LLC **CAL NO.:** 312-04-Z

APPEARANCE FOR: Tim Hynchman **MAP NO.:** 11-G

APPEARANCES AGAINST: John Ryder **MINUTES OF MEETING:**
July 16, 2004

PREMISES AFFECTED: 4301 N. Sheridan Road/4260 N. Broadway 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 4-story 38 dwelling unit building whose front yard shall be zero instead of 15' and whose south side yard shall be zero instead of 20' *and zero rear yard**.

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:

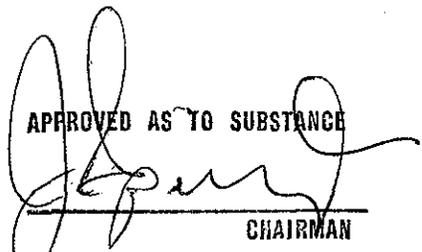
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will build a 4-story 38 dwelling unit building, the building will have a zero front yard, a south side yard of zero, a zero rear yard and 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.

* Amended at hearing

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

MINUTES OF MEETING:

July 16, 2004

CAL NO.: 312-04-Z

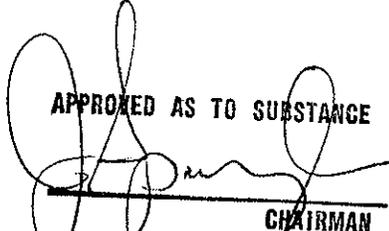
Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the 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 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: Priests of the Sacred Heart,
A Wisconsin Corporation

CAL NO.: 313-04-S

APPEARANCE FOR: Bill Hennessy

MAP NO.: 12-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 1417-23 E. 53rd 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 rectory in an existing 3-story brick building in a B2-3 Restricted Retail District with 18 on-site parking spaces.

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 July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

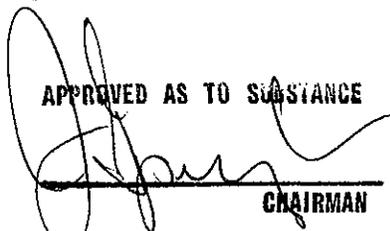
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a rectory which will contain living spaces for a religious order of men; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the reuse of the existing apartment building as a rectory

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

BAZ 16

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Carl Darr **CAL NO.:** 314-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 600 W. Belden Avenue/2308-12 N. Geneva Terrace
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 4 dwelling unit addition to an existing 3-story 1 dwelling building whose front yard shall be 12' instead of 15', whose rear yard shall be zero instead of 30' and to waive the one required 10' x 24' loading berth.

ACTION OF BOARD--

CASE CONTINUE TO
SEPTEMBER 17, 2004

THE VOTE

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Luiz Moreira **CAL NO.:** 315-04-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 6-H

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

PREMISES AFFECTED: 2246 N. Coulter Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2nd story addition to an existing 2-story single family residence whose west side yard shall be 1.5' instead of 3'.

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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 2-story addition to an existing single family residence whose west side yard shall be 1.5'; 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: Aida Nieves **CAL NO.:** 316-04-S

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

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

PREMISES AFFECTED: 1833 N. California 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 2nd floor addition to an existing single family residence in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

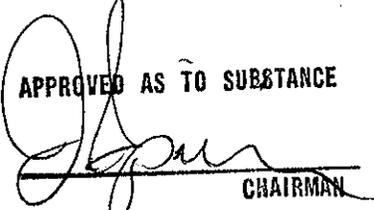
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant needs to expand his home due to the needs of his family; he will add a 2nd floor addition; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed second floor addition to the existing single family residence

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: Aida Nieves **CAL NO.:** 317-04-Z

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

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

PREMISES AFFECTED: 1833 N. California Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-1 Restricted Service District, a 2nd floor addition to an existing single family residence whose front yard shall be 17' instead of 20' and whose north side yard shall be .87' instead of 2.5'.

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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

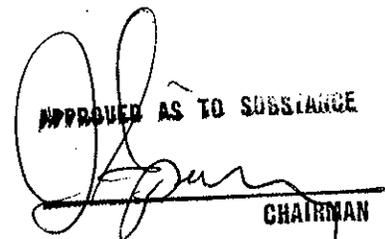
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the 2nd floor addition will have a front yard of 17' and a north side yard of .87'; that the property in question cannot yield a reasonable 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: Kevin Ammons **CAL NO.:** 318-04-S

APPEARANCE FOR: Andrew Scott **MAP NO.:** 20-G

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

PREMISES AFFECTED: 8109 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed community center in a B2-1 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

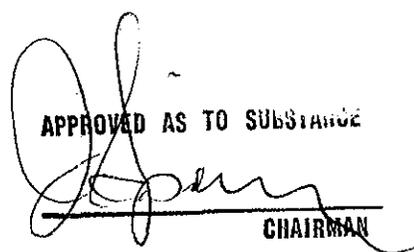
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a community center; that the proposed use is necessary for the public convenience at this location; that 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): The Department of Planning and Development recommends approval of the proposed community center.

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

BAZ 16

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: The Resurrection Project

CAL NO.: 319-04-S

APPEARANCE FOR: Scott R. Borestein

MAP NO.: 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 1820-22 S. Paulina Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed community center in an existing 1-story building in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the property was formerly a part of St. Vitas church; it will now be part of a community center which will schedule cultural events; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Resurrection Project CAL NO.: 320-04-S

APPEARANCE FOR: Scott R. Borcstein MAP NO.: 4-H

APPEARANCES AGAINST: None MINUTES OF MEETING: July 16, 2004

PREMISES AFFECTED: 1714-18 W. 18th 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 accessory parking lot for 8 private passenger automobiles, in an R4 General Residence District, to fulfill the requirements for a community center located at 1814 S. Paulina Street.

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 July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the community center for cultural events will establish 8 automobiles parking lot whose front yard shall be 7 feet plus its east and west side yards shall be zero each; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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: The Resurrection Project

CAL NO.: 321-04-Z

APPEARANCE FOR: Scott R. Borestein

MAP NO.: 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 1714-18 W. 18th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a proposed accessory parking lot whose front yard shall be 7' instead of 15' and whose east and west side yards shall be zero each instead of 8.9' each.

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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the community center for cultural events will establish 8 automobiles parking lot whose front yard shall be 7 feet plus its east and west side yards shall be zero 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: Kevin F. Alexander CAL NO.: 323-04-A
APPEARANCE FOR: John Pikarski MAP NO.: 11-G
APPEARANCES AGAINST: None MINUTES OF MEETING:
July 16, 2004
PREMISES AFFECTED: 4001-03 N. Greenview Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 6th dwelling unit in substitution of a retail unit in an R3 General Residence District.

ACTION OF BOARD-

THE VOTE

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

	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 July 16, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the property has contained 5 dwelling units and one retail unit. The retail use has been maintained and may not be re-established by license; the applicant will be allowed to substitute an dwelling in the former retail space. The property will contain a total of six (6) dwelling units and a permit shall be obtained to convert this unit.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Emmanuel K. Nwatah

CAL NO.: 324-04-A

APPEARANCE FOR: Same

MAP NO.: 14-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 6153 S. Wolcott Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a rear 2-story private garage, in an R3 General Residence District, with a 2nd floor into duplex one dwelling unit.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

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, 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 July 16, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the property contains two buildings. The front building contains two dwelling units, and the rear building was a barn. The applicant wishes to add dwelling unit to both levels of the rear building, but he does not wish to provide any parking spaces for three dwelling units. The Board will deny this request due to lack of parking.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael Ivans **CAL NO.:** 325-04-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 4645 N. Magnolia Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 8 dwelling unit building in an R4 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR
IS AFFIRMED OR REVERSED

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, 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

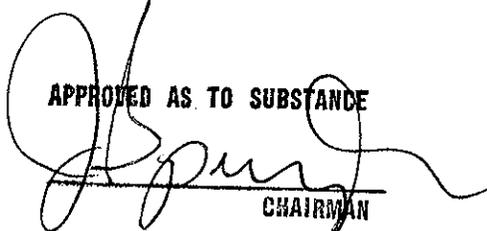
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004; and

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 purchased the building over 20 years ago; he performed remodeling; the property has an original 5 car garage; the property once contained a 22 space rooming house: The Board will allow the establishment of an eight (8) dwelling unit building. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

BAZ 12



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: RRG Development, Inc. **CAL NO.:** 326-04-Z
APPEARANCE FOR: Carolyn Nash **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 1527-31 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, for three 4-story additions to an existing 4-story 110 lodging units to be converted to 61 single room occupancy units whose north side yard shall be 3.95' instead of 6.26', whose south side yard shall be 3.90' instead of 6.26' to reduce the rear yard to zero instead of 30' and to increase the floor area not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the building contains 112 lodging units. The property will be deconverted to 61 units with individual kitchens and bathrooms. The applicant will construct three 4-story additions to the structure. These additions will create a building whose north side yard will be 3.95', south side yard will be 3.9', rear yard will be zero and the existing floor area will increase to not more than 15%; 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: Cornel Bodea

CAL NO.: 327-04-Z

APPEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 6060 N. Tripp Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, a 2nd story addition with bay window and attach garage whose rear yard shall be 8' instead of 30', whose north side yard shall be 3.52', south side yard shall be 3.13' (combined total of 6.65' instead of 12').

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 17, 2004

THE VOTE

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

BAZ 15

APPROVED AS TO

CHAIRMAN

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

APPLICANT: Saturnino and Diane Velazquez **CAL NO.:** 328-04-Z
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 3328 W. Cuyler Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the construction of a proposed 3rd story dormer addition to an existing 2-story residential building whose east side yard shall be 2'-5" and whose west side yard shall be 2'-8" instead of 7' and to increase the floor area by 445 sq. ft. which will not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

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 July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

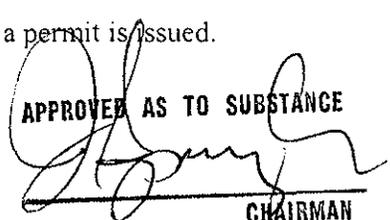
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 3rd floor dormer addition to his building. He will add two new staircases and a bath in this space. The dormer will follow the existing building's walls. The Board will allow the addition which will have an east side yard of 2'-5"; west side yard of 2'-8' and to increase the floor are by 445 square feet; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Austin Spanish Congregation of Jehovah's Witness

CAL NO.: 329-04-S

APPEARANCE FOR: Gary I. Wigoda

MAP NO.: 7-L

APPEARANCES AGAINST: None

MINUTES OF MEETING: July 16, 2004

PREMISES AFFECTED: 2555 N. Central Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a house of worship in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
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 July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a house of worship; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed place of worship. The Department notes that the Board previously approved an application for a church at this location in February of 2001 (Case No. 58-01-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: Omar Gutierrez **CAL NO.:** 330-04-S

APPEARANCE FOR: Mark Kupiec **MAP NO.:** 5-H

APPEARANCES AGAINST: Joseph Darnell **MINUTES OF MEETING:**
July 16, 2004

PREMISES AFFECTED: 2221 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo shop in a B4-2 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

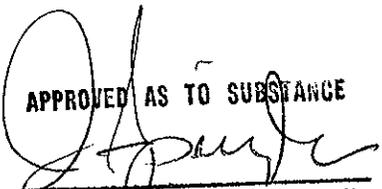
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a tattoo parlor located within an existing art gallery. The applicant lives on the 2nd floor of the building. The applicant will have two tattooing stations and will not perform body piercing. The Board will grant the use and limit the hours of operation to 12:00 p.m. to 9:00 p.m.; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommend denial of the proposed tattoo parlor. The Department does not believe the services is necessary for the public convenience at this location.

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: Tim Ridinger

CAL NO.: 331-04-Z

APPEARANCE FOR: Tim Ridinger

MAP NO.: 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 3715 N. Wayne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (SD #5) District, a proposed replacement open front porch whose front yard shall be 4'-1" instead of 15'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will replace the front porch to his property; it will have a 4'-1" front yard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby 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: O'Flaherty Builders, Inc. **CAL NO.:** 332-04-S
APPEARANCE FOR: Paul Bennett **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 4616-20 N. Kenmore Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 4-story 21 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

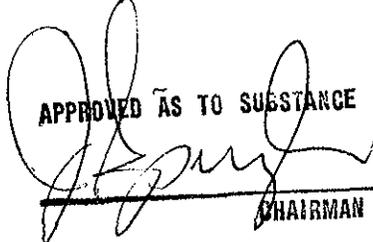
	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE		X	
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 4-story 21 dwelling unit building with residential use 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.

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

MINUTES OF MEETING:

July 16, 2004

CAL NO.: 332-04-S

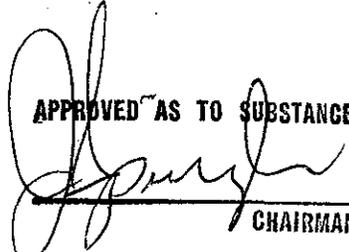
Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the 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 special use and variation 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): The Department of Planning and Development recommends approval of the proposed ground-floor residential use.

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: O'Flaherty Builders, Inc. **CAL NO.:** 333-04-Z
APPEARANCE FOR: Paul Bennett **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 4616-20 N. Kenmore Avenue
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-story 21 dwelling unit building whose front yard shall be zero instead of 15', whose north side yard shall be zero instead of 9.1' and whose rear yard shall be zero instead of 30'.

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		

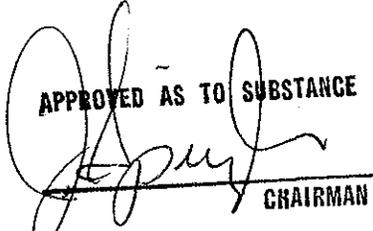
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the property shall ve a zero front yard, zero north side yard and a zero rear yard 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.

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

MINUTES OF MEETING:

July 16, 2004

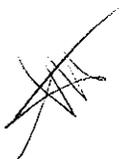
CAL NO.: 333-04-Z

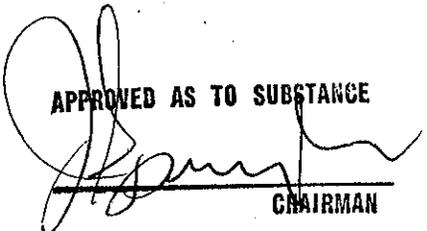
Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the 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 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: John Breugelmans **CAL NO.:** 334-04-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 15-G
APPEARANCES AGAINST: Marlene Schwendau **MINUTES OF MEETING:**
 Don Schwendau July 16, 2004

PREMISES AFFECTED: 1515 W. Victoria Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 3-story 3 dwelling unit building whose minimum lot shall be 963 sq. ft. instead of 1,000 sq. ft. per unit.

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:

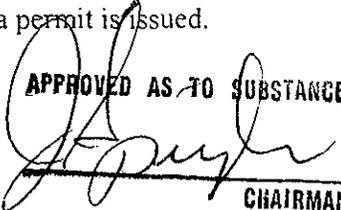
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the property was located in an R4 General Residence District at the time this application was filed. The property since been down zoned to an R3 General Residence District. The property will be developed with the dwelling units provided the Board reduces the minimum lot size to 963 square feet per unit. The Board does not find this request to be out of character with the district and therefore grants the minimum lot size reduction to 963 square feet per unit; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Joseph Hoy **CAL NO.:** 335-04-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 15-I
APPEARANCES AGAINST: Marlene Schwendau **MINUTES OF MEETING:**
 Don Schwendau July 16, 2004
PREMISES AFFECTED: 5718 N. Sacramento Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, a proposed 2nd floor dormer addition to an existing 1-story single family residential whose north side yard shall be 1.83' instead of 3', a combined yard of 5.27' instead of 9' and a front yard of 14.59' instead of 20'.*

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

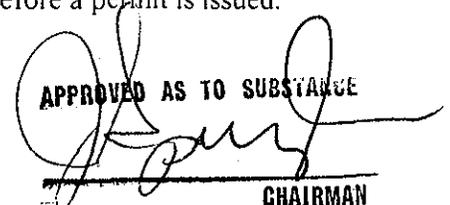
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2nd floor dormer addition to the property; the north side yard shall be 1.83' and a combined yard of 5.27' instead of 9'; there will be no front yard request; the Board find this addition will follow the existing load bearing wall of the building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15
* Amended at hearing



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: The Universal Church

CAL NO.: 337-04-Z

APPEARANCE FOR: Scott R. Borestein
Pastor Bene de Silva
Pastor Pedro Luis

MAP NO.: 6-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 2127 W. Cermak Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the reduction of 2 parking spaces for a church which required 11 parking space for a church.

ACTION OF BOARD-

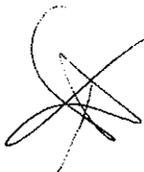
VARIATION IS MOOT BASED
ON THE BOARD'S DECISION
IN CASE # 336-04-Z

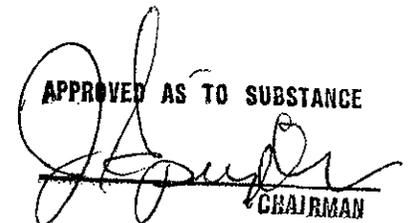
THE VOTE

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

THE RESOLUTION:

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MJ Development II LLC **CAL NO.:** 338-04-Z
APPEARANCE FOR: Dennis J. Aukstik **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 626 E. Oakwood Boulevard
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 2-story single family residence whose east and west side yards shall be zero each instead of 2.14 *each and whose front yard shall be 8.36' instead of 15'.**

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a single family residence whose front yard shall be 8.36' and whose east and west side yard shall be zero. This building will fill in the space between existing row houses; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

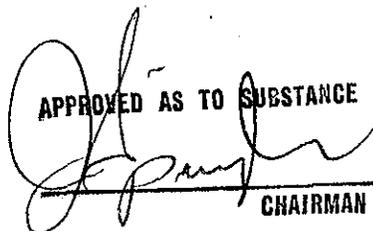
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

* Amended at hearing

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: O'Malley Construction

CAL NO.: 339-04-S

APPEARANCE FOR: David Gahn

MAP NO.: 17-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 6436 N. Lehigh Avenue

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

ACTION OF BOARD--

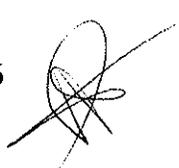
CASE CONTINUED TO
SEPTEMBER 17, 2004

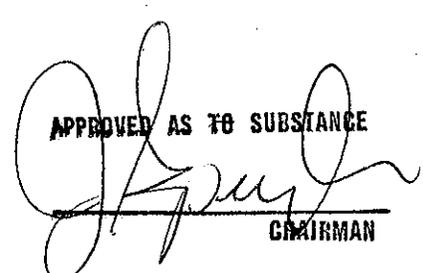
THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: O'Malley Construction

CAL NO.: 340-04-Z

APPEARANCE FOR: David Gahn

MAP NO.: 17-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 6436 N. Lehigh 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 6 dwelling unit building whose front yard shall be 7' instead of 13'-2", whose north and south side yards shall be 3' each instead of 5' each, to reduce the minimum lot size to 5,500 sq. ft. instead of 6,000 sq. ft. and to waive the one required 10' x 24 loading berth.

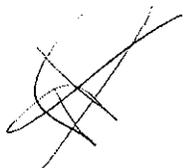
ACTION OF BOARD--

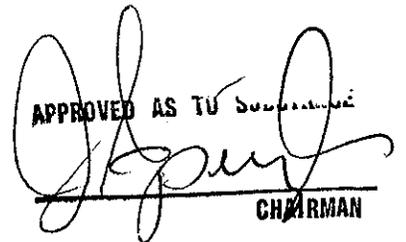
CASE CONTINUED TO
SEPTEMBER 17, 2004

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Robert M. Kowalski **CAL NO.:** 341-04-Z
APPEARANCE FOR: George Davis **MAP NO.:** 13-M
APPEARANCES AGAINST: Barbara Fidert **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 5630 W. Goodman Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 3 dwelling unit building whose lot size shall be 4,412 sq. ft. instead of the required 4,500 sq. ft., *whose east and west side yard shall be 3' instead of 5'.**

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:

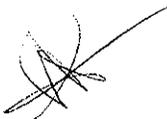
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

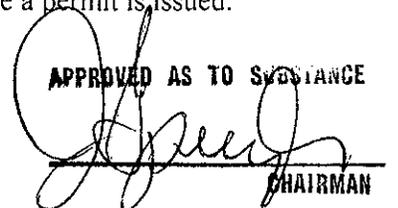
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will remove an existing house and divide the property into two new zoning lots; one lot will have sufficient lot area to construct a three dwelling unit building; the other lot is short the minimum lot area by 99 square feet. The Board finds that 60% of the houses on the block are more than two dwelling units and therefore a three dwelling unit building is not out of character with the neighborhood; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

* Amended at hearing
BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Robert and Rosellene Bronstein **CAL NO.:** 342-04-Z
APPEARANCE FOR: Josphe Gattuso **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 1741 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a 2nd floor addition and 3rd floor addition to an existing 2 1/2-story building whose front yard shall be 7.43' instead of 20', whose north side yard shall be .82' instead of 7.6' and whose south side yard shall be 2.18' instead of 7.6' and to increase the floor area which will not exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

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:

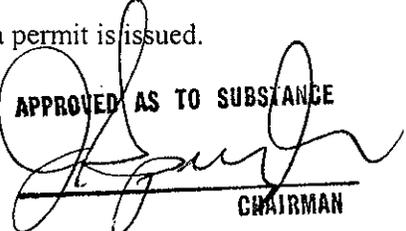
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 2nd and 3rd floor addition whose front yard shall be 7.43', north side yard shall be .82', south side yard shall be 2.18' and shall increase the floor area by not more than 15% of the floor are which existed at the time of this ordinance. The Board find the house has no additions since it was originally constructed; 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: Maria Romero **CAL NO.:** 343-04-Z
APPEARANCE FOR: Same **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 1839 S. Wood Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2-story open metal porch whose front yard shall be 1' instead of 14.47'.

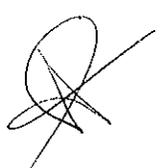
ACTION OF BOARD-

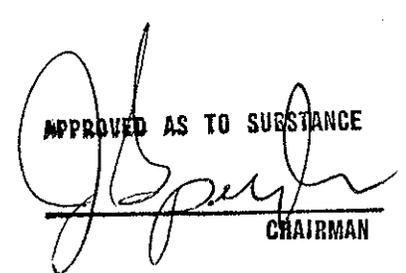
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3300 West Irving Park Construction Inc. **CAL NO.:** 344-04-S
APPEARANCE FOR: John Fritchey **MAP NO.:** 11-J
APPEARANCES AGAINST: Dominic Biondi **MINUTES OF MEETING:**
 July 16, 2004
PREMISES AFFECTED: 3300 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 proposed 4-story 55 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

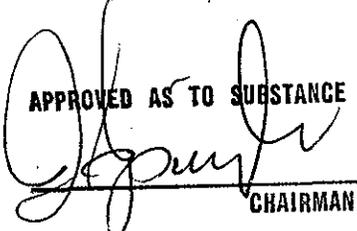
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 4-story 55 dwelling unit building with residential use below the 2nd floor; the building will provide parking and a loading berth 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.

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

MINUTES OF MEETING:

July 16, 2004

CAL NO.: 344-04-S

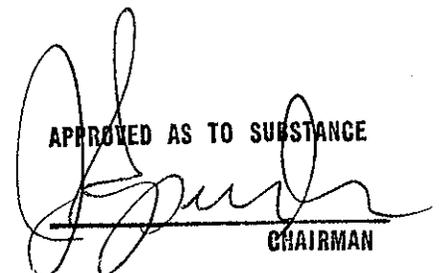
Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the 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): The Department of Planning and Development recommends approval of the proposed ground-floor residential use.

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: 3300 West Irving Park Construction Inc. CAL NO.: 345-04-Z

APPEARANCE FOR: John Fritchey MAP NO.: 11-J

APPEARANCES AGAINST: Dominic Biondi MINUTES OF MEETING: July 16, 2004

PREMISES AFFECTED: 3300 W. Irving Park Road

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-story 55 dwelling unit building whose front yard shall be 2' instead of 15', whose west side yard shall be 6' instead of 20' and a rear yard of 2' instead of 30'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the building will have a front yard of 2', west side yard of 6' and rear yard of 2'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

Handwritten signature/initials.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Michael Scoby and Joseph Panfil

CAL NO.: 346-04-S

APPEARANCE FOR: Michael LaVelle

MAP NO.: 2-H

APPEARANCES AGAINST: Rev. Glen Chalmer
Sylvia Thomas

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 1659 W. Ogden 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 tavern in a B5-3 General Service District.

ACTION OF BOARD--

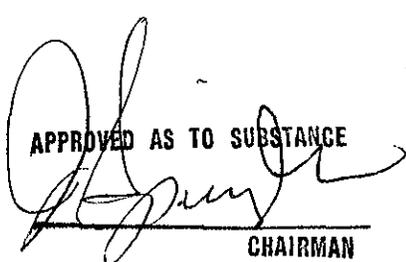
CASE CONTINUED TO
AUGUST 20, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Pickus **CAL NO.:** 347-04-S

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 13-G

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

PREMISES AFFECTED: 5556 N. Sheridan 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 residential use below the 2nd floor in a proposed 40 dwelling unit (condominium) building whose 1st floor will be primarily dedicated for required parking in a B4-4 Restricted Service 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 July 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 5-story 40 dwelling unit building with residential use below the 2nd floor. The Board has previously heard the case and due to the passage of time the use has expired; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

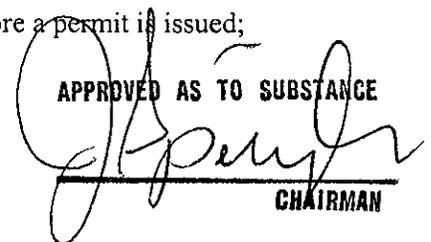
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-floor residential use. The Department notes that the Board previous approved an application for ground-floor residential use at this location in June of 2001 (Case No. 233-01-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: Joe Pickus **CAL NO.:** 348-04-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 16, 2004
PREMISES AFFECTED: 5556 N. Sheridan Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the construction of a 5-story 40 dwelling unit building whose a rear yard shall be 15' instead of 30' and whose front yard shall be zero instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

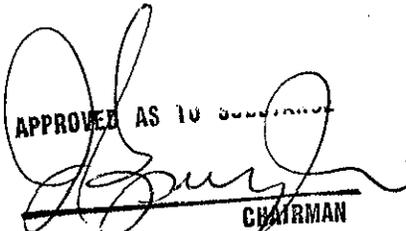
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the building will have a 15' rear yard and a zero front yard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby 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: Nick Novich

CAL NO.: 349-04-S

APPEARANCE FOR: Self

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 16, 2004

PREMISES AFFECTED: 1516 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an enlarged beer garden in an existing tavern in a B4-2 Restricted Service District.

ACTION OF BOARD-

CASE CONTINUED TO
OCTOBER 15, 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		

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN