

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

APPLICANT: Trail By Ink, LLC **CAL NO.:** 406-04-S
APPEARANCE FOR: Mark J. Kupiec **MAP NO.:** 7-I
APPEARANCES AGAINST: Kathy Szybart **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 2825 W. Diversey Avenue

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

ACTION OF BOARD-

APPLICATION DENIED

THE VOTE

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 8:56

	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 September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 service only adults and no minors; customers will provide identification as to their age; the owner is not a tattooer nor person who will provide piercing; he is a supervisor of Ground Operations at O'Hare airport and works from 8:00 a.m. to 4:00 p.m. but may be called back to the airport on a 24 hour call; he may be at the airport for extended period of times; the tattooers would then be on their own and not under the supervision of the owner/operator; the alderman and members of the community appeared in opposition to the use; these groups claimed the use would adversely affect other businesses in the neighborhood by bringing in a disruptive element; they also site that there are other tattoo parlors within 2 miles and the owners lacks experience in operating such a business; the Board finds that there will not be adequate supervision of the tattooers due to the time constants of the owner and lack of experience; that the use is not necessary for the public convenience at this location; and that the proposed use will cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning has no objection to the establishment of a tattoo and body piercing facility at this location.

AZ 16

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

APPLICANT: Pet Care Plus, Inc.

CAL NO.: 407-04-S

APPEARANCE FOR: None

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 1901-11 W. Lake 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 pet care facility with boarding in an M1-1 Restricted Manufacturing District.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:56

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

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

APPROVED AS TO SUBSTANCE

BAZ 16

CHAIRMAN

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

APPLICANT: Roseland Community Good News Day Care **CAL NO.:** 409-04-S

APPEARANCE FOR: None **MAP NO.:** 26-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 17, 2004

PREMISES AFFECTED: 405 W. 104th 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 day care center in an M1-1 Restricted Manufacturing District.

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:57

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Banner Plumbing Supply Company, Inc. **CAL NO.:** 410-04-S
APPEARANCE FOR: Hillary Silvia **MAP NO.:** 18-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 17, 2004
PREMISES AFFECTED: 7232-34 S. Cottage Grove Avenue *

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site voluntary parking employee lot, in C1-2 Restricted Commercial District, to serve premises located at 7255 S. Cottage Grove Avenue.

ZONING BOARD OF APPEALS
 806 CITY HALL
 NOV 22 A 8:51

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 September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has 35 employees and will use this off-site lot for their parking; the alderman, by letter, has stated this use will be a benefit to the community; 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 off-site parking the applicant complies with the Chicago Landscape Ordinance.

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

BAZ 16

* Amended at hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Image Car Wash Inc. **CAL NO.:** 411-04-S

APPEARANCE FOR: Ricardo Correa **MAP NO.:** 8-H

APPEARANCES AGAINST: Mr. & Mrs. Joseph Pinzine
Susan Rakis **MINUTES OF MEETING:**
September 17, 2004

PREMISES AFFECTED: 3945 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 an automobile laundry in a C2-2 General Commercial 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		

2004 NOV 22 A 8 57
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 automobile laundry with 7 bays and 14 parking spaces; the applicant will have 25 employees; hours of operation will be from 7am until 8pm, 7 days a week; the applicant will have office and waiting area along Archer and an exit driveway on 39th Place; 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 has no objection to the establishment of a carwash at this location provided that all queuing, washing and handling of cars occurs within the building.

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

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

APPLICANT: Liu Montsho

CAL NO.: 412-04-S

APPEARANCE FOR: Same

MAP NO.: 20-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 7908 S. Ingleside 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 B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:57

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Scott Bates

CAL NO.: 413-04-Z

APPEARANCE FOR: Tom Pikarski

MAP NO.: 9-G

APPEARANCES AGAINST: Gail Morse
Vida Racys

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 3733-35 N. Wilton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a 4-story 8 dwelling unit building whose north and south side yards shall be 18" each instead of 5' each, whose front yard shall be 11' instead of 15' and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-

VARIATION DENIED

THE VOTE

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 8:57

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to demolish a 6 dwelling unit building and replace it with 8 dwelling units, the applicant wishes to reduce each side yard to 3 feet and to waive the one required loading berth; the Board finds the applicant did not provide sufficient evidence to prove that a hardship exists which would allow 2 additional units to be constructed other than to increase the profit on this proposed project; the Board finds that the applicant merely stated that he had to tear down the existing 6 dwelling unit building because it was beyond its useful life; he further stated that he need 8 dwelling units to make a reasonable return on his investment; the Board finds that the applicant has not carried his burden of proof;

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby deny a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be denied:

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

BAZ 15

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

APPLICANT: Amin Andani

CAL NO.: 414-04-Z

APPEARANCE FOR: Tom Pikarski

MAP NO.: 11-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 4207-09 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a division of an improved zoning lot, the lot with the remaining building (#4209) shall have a 1.32' side yard instead of 5'.

ZONING BOARD OF APPEALS
 ROOM 905 - 806 CITY HALL
 NOV 22 A 8:57

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will divide the improved zoning lot; the existing building at 4209 N Lawndale will have a 1.32' existing side 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.

BA7 15

AMIN ANDANI

CHAIRMAN

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

APPLICANT: Amin Andani **CAL NO.:** 415-04-Z
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 4207 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a division of an improved zoning lot, the new vacant lot (#4207) shall have a proposed 2-story single family residence whose side yards shall be 3' instead of 5.2' and front yard shall be 17' instead of 20'.

ACTION OF BOARD—
VARIATION GRANTED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:57

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 2-story single family residence whose side yards shall be 3' each and the front yard shall be 17'; 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

X

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

APPLICANT: Frank Sportes

CAL NO.: 416-04-Z

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 2933 N. Southport 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 3 dwelling unit building whose front yard shall be 7' instead of 15', north side yard shall be zero instead 2' and a rear yard shall be 7'-4" instead of 30'.

ACTION OF BOARD-

CASE CONTINUED TO
NOVEMBER 19, 2004

ZONING
 BOARD OF APPEALS
 R-806, CITY HALL
 2004 NOV 22 A 8:51

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 15

CHAIRMAN

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

APPLICANT: Olga & Lucja Wierzchucki

CAL NO.: 417-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 9-0

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 3814 N. Oketo Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 1 ½-story single family residence whose north and south side yards shall be 1.5' each instead of 5' each to allow for the roof's overhang, the building's wall shall be 3' from the lot line, and the front yard shall be 15' instead of 19.88'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:57

- 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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 1 ½-story single family residence whose north and south side yard shall be 1.5' each (to allow for an eave overhang) while the building's wall will be 3' from the property line and the front yard shall be 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

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

APPLICANT: Olga & Lucja Wierzchucki **CAL NO.:** 418-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-0
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 17, 2004
PREMISES AFFECTED: 3812 N. Oketo Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 1 ½-story single family residence whose north and south side yards shall be 1.5' each instead of 5' each to allow for the roof's overhang, the building's wall shall be 3' from the lot line, and the front yard shall be 15' instead of 19.88'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

2004 NOV 22 A 8:57
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 1 ½-story single family residence whose north and south side yard shall be 1.5' each (to allow for an eave overhang) while the building's wall will be 3' from the property line and the front yard shall be 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.

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

APPLICANT: Randolph Partnership LLC-6314 Series **CAL NO.:** 419-04-S

APPEARANCE FOR: **MAP NO.:** 16-L

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 17, 2004

PREMISES AFFECTED: 6332-46 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 37 private passenger automobiles, in a B4-1 Restricted Service District, to serve a restaurant located at 6314 S. Cicero Avenue.

ACTION OF BOARD-

CASE CONTINUED TO
NOVEMBER 19, 2004

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:5

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

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

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

APPLICANT: MCM Properties, Inc.

CAL NO.: 420-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 1872-74 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a proposed 4-story 5 dwelling unit and retail building whose minimum lot size shall be 968 sq. ft. instead of 1,000 sq. ft..

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

2004 NOV 22 A 8:58
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

BAZ 15

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

APPLICANT: MCM Properties, Inc. **CAL NO.:** 421-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 17, 2004
PREMISES AFFECTED: 1356 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, a proposed 4-story building containing 9 dwelling unit and 2 commercial units whose front transitional yard on Milwaukee and Augusta shall be zero instead of 20' and to reduce the transitional east side yard to zero instead of 5'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

2004 NOV 22 A 8:58
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 4-story 9 dwelling unit with 2 commercial unit building whose front transitional yards on Milwaukee Avenue and Augusta Street shall be zero and the east transitional yard shall be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Gildardo Ocampo **CAL NO.:** 422-04-Z
APPEARANCE FOR: Same **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1816 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 1-story open porch whose front yard shall be 5' instead of 20' and whose north side yard shall be 1'-7" instead of 3' on an existing 2 dwelling unit building.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

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AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 1-story open front porch whose front yard shall be 5' and whose north side yard shall be 1'-7" ; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Marianne Grabowski and Vincent E. Hillery **CAL NO.:** 423-04-Z

APPEARANCE FOR: Caroline Nash **MAP NO.:** 5-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004

PREMISES AFFECTED: 529 W. Grant Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 2-story rear addition to an existing 2 ½-story single family residence whose west side yard shall be 3' instead of 3.6' and whose rear yard shall be 1' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:59

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2-story rear addition whose west side yard shall be 3' and whose rear yard shall be 1'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Sinai Congregation **CAL NO.:** 424-04-S
APPEARANCE FOR: Jack Lawler **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1-15 W. Delaware 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 a proposed 3-story addition to an existing temple in a B7-6 General Central Business District.

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 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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 September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 3-story addition to an existing synagogue; the Board shall re-adopt the prior testimony in case # 102-02-S; 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 addition to the existing synagogue at 15 W. Delaware Place. The Department notes that the Board previously approved the identical application for the proposed site in February of 2002 (Cal. No. 104-02-S).

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

BAZ 16

(Handwritten mark)

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

APPLICANT: Milissa Taylor, Rivet, Inc. **CAL NO.:** 425-04-A
APPEARANCE FOR: Kathleen Rooney **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 17, 2004
PREMISES AFFECTED: 1474 N. Milwaukee Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a video production and editing facility in a B5-2 General Service District.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

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

ZONING BOARD OF APPEALS R-806 CITY HALL
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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 September 17, 2004; the applicant will provide video production via the computer, there are no employees and a limited number of clients come to the location; the Board grants this use as a video producing and editing facility.

WHEREAS, the district maps show that the premises is located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the limited use as a video production site will be permitted; the Zoning Administrator shall issue a license in compliance with this resolution

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Honman Chan

CAL NO.: 426-04-A

APPEARANCE FOR:

MAP NO.: 14-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 6250 S. Central Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of an electronic repair facility in a B2-1 Restricted Retail District.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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THE VOTE

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

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

BAZ 12

DEMETRI KONSTANTELOS

CHAIRMAN

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

APPLICANT: Linda McInnes **CAL NO.:** 427-04-A
APPEARANCE FOR: Mr. & Mrs. McInnes **MAP NO.:** 3-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 4545 W. Division Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a deadly weapon licence in a C2-2 General Commercial District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR AFFIRMED

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

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APPROVATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant wishes to sell swords, knives and other replica weapons at a Flea Market; the Board notes that these items are not sharpened but pointed and capable of inflicting an injury if one is struck with the item; the Board does not believe the Zoning Administrator erred in his decision to deny the use in a General Commercial District does not allows deadly weapons to be sold; the request for a limited business license will be denied.

BAZ 12



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: William J. Barry

CAL NO.: 428-04-A

APPEARANCE FOR: William Hennessy

MAP NO.: 5-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 17, 2004

PREMISES AFFECTED: 227-31 W. Menomonee Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed 5 car garage, at the rear of the property, due to an inadequate drive-way width and turning radius into the garage in an R5 General Residence District.

ZONING BOARD OF APPEALS
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ACTION OF BOARD-

CASE CONTINUE TO
NOVEMBER 19, 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 12

APPROVED AS TO CONTENTS

SECRETARY

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

APPLICANT: DCR Management LLC **CAL NO.:** 429-04-A
APPEARANCE FOR: Same **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 4445 N. Pulaski Road
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in a B2-1 Restricted Retail District.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
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JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

THE RESOLUTION:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The beauty salon will be allowed at this address; the Board finds this use is not excessive at this location; the business license shall be issued.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fatemeh Khamsei **CAL NO.:** 430-04-A
APPEARANCE FOR: Same **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1023 N. Dearborn Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in an R4 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9 00

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

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

THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 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 has been at this location for many years; The beauty salon will be allowed at this address; the Board finds this use is not excessive at this location; the business license shall be issued.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vincenzo Sergio **CAL NO.:** 431-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 3124-26 N. Narragansett Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved zoning lot, the existing 2-story unit at 3124 N. Narragansett Avenue shall have a north side yard of 1' instead of 2.78'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9 00

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will divide an improved zoning lot; the remaining building at 3124 N. Narragansett will have a north side yard of 1'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED BY THE BOARD

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

APPLICANT: Metzler/Hull Development Corporation **CAL NO.:** 432-04-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 17, 2004
PREMISES AFFECTED: 1930 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D.# 19A) District, a proposed 3-story single family residence whose front yard shall be 9'-8" instead of 15', whose north and south side yards shall be 1' each instead of 2'-6" each and whose rear yard shall be 21'-8" instead of 30' to provide for an attached breezeway and garage.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 805 CITY HALL
 NOV 22 A 9 00

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 erect a 3-story single family residence whose front yard shall be 9'-8", north and south side yards shall be 1' each and the rear yard shall be 21'-8"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: David Sundry **CAL NO.:** 433-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 2122 W. Moffat 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 2 1/2-story single family residence whose front yard shall be 12' instead of 16', whose east and west side yards shall be 3' each instead of 5' each and whose rear yard shall be 22.67' instead of 30'.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 9:00

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2 1/2-story single family residence whose front yard will be 12', whose east and west side yards shall be 3' each and whose rear yard shall be 22.67'; 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: Don Weiss **CAL NO.:** 434-04-Z
APPEARANCE FOR: Same **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1901 N. Howe Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (S.D. #19) District, a proposed 3 ½-story single family residence whose north yard shall be 2'-6" instead of 4.9' and whose rear yard shall be 24.16' instead of 30' to allow a breezeway addition attached to an existing 2 car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

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

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 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 3 ½-story single family residence whose north side yard shall be 2'-6" and whose rear yard shall be 24.16' for an attached breezeway; 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 CORRECTNESS

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

APPLICANT: Preferred-Halsted II, LLC **CAL NO.:** 435-04-S
APPEARANCE FOR: Endy Zemenides **MAP NO.:** 28-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 11717-25 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with two drive through lanes in a B4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

ZONING BOARD OF APPEALS
 906 CITY HALL
 NOV 22 A 9:00

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 proposed bank with 2 drive thru 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 June 10, 2004 and elevation of drawings dated June 25, 2004 is prepared by Arcline Associates, Ltd. and provide 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: Steve Kibler **CAL NO.:** 436-04-Z
APPEARANCE FOR: Same **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 4938 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed rear 3-story porch addition containing 338 sq. ft. which is less than 15% of the floor area in existence at the time of the passage of this comprehensive amendment whose side yards shall be 5.43' on the north and 3.24' on the south instead of 7'-1 3/6" each.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

2004 NOV 22 A 9:00
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 3-story rear porch addition containing 338 square feet, the addition's north side yard shall be 5.43' and 7'-1 3/6" on the south side 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

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

APPLICANT: Commuter Rail Division of the Regional Transportation Authority (Metra)

CAL NO.: 437-04-S

APPEARANCE FOR:

MAP NO.: 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 2350 N. Nordica Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the establishment of an off-site accessory parking lot to serve the Metra train station located at 2318 N. Sayre Avenue.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:00

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sean Derrig **CAL NO.:** 438-04-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004

PREMISES AFFECTED: 4614 N. Claredon 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 16 dwelling unit building whose front yard shall be zero instead of 15', whose rear yard shall be zero instead of 30', whose south side yard shall be .33' instead of 7.93' and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2004 NOV 22 A 9 00

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 4-story 16 dwelling unit building (4 of the units will be accessible) whose front yard shall zero, rear yard shall be zero, south side yard shall be .33' and will not be required to have the required 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

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

APPLICANT: Bill Houlihan, Jan Maka and Tod Andrews **CAL NO.:** 439-04-Z

APPEARANCE FOR: James Stolan **MAP NO.:** 16-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004

PREMISES AFFECTED: 6635 S. Kenwood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4th floor addition with an additional 4th dwelling unit to an existing 3-story 3 dwelling units whose front yard shall be 9.5 instead of 15' and whose south side yard shall be zero instead of 3.25'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 9:00

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 4th floor addition and will add one dwelling unit to an existing 3-story 3 dwelling unit building whose front yard shall be 9.5' and whose south side yard shall be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

RESOLVED BY THE BOARD

MINUTES

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

APPLICANT: Paul Christianson **CAL NO.:** 440-04-Z
APPEARANCE FOR: Same **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 2537 W. Belden Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 574 sq. ft. 3 car garage, which will exceed the square footage by not more than 10%.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 22 A 9:00

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 expand his car garage to 574 square feet; this will allow him to take parking off the street; 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 FORMS

DATE

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

APPLICANT: Bell Food Works, Inc. **CAL NO.:** 441-04-S
APPEARANCE FOR: Tim Hinchman **MAP NO.:** 1-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 17, 2004
PREMISES AFFECTED: 13 N. Laramie 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 fast food restaurant with one drive through lane in a B4-2 Restricted Service District.

ACTION OF BOARD-

APPLICATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:00

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 fast food restaurant with one drive through lane; 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 s constructed consistent with the layout and design represented on the site plan and elevation drawings dated September 8, 2004 as prepared by PFDA Architect, Inc. and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16

RECEIVED BY SUBSTANT

RECEIVED

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

APPLICANT: Stanislaw Pluta **CAL NO.:** 442-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1754 N. Wilmot Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 3-story single family whose residence front yard shall be zero instead of 12', whose north side yard shall be zero instead of 2.4' and whose south side yard shall be 1'-2" instead of 2.4'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 9:01

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 3-story single family residence whose front yard shall be zero, north side yard shall be zero and with a south side yard of 1'-2 1/2"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

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

APPLICANT: Rose Merritt **CAL NO.:** 443-04-S
APPEARANCE FOR: Dean T. Maragos **MAP NO.:** 9-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 3271 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn broker in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:00

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 pawn shop which will also handle the sale of jewelry; the applicant has shown that he has experience in the operation of other pawn shops; 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 denial of the proposed shop.

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. Illinois2, LLC **CAL NO.:** 446-04-Z
APPEARANCE FOR: John J. George **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 3934-58 W. Chicago Avenue;
801-21 N. Pulaski Road; 800-12 N. Harding Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, a proposed drug store with drive through lane.

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 9:01

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 CVS Pharmacy with a drive through facility; the building will have a green roof; 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: Bob Newberry

CAL NO.: 447-04-Z

APPEARANCE FOR: Joseph P. Gattuso

MAP NO.: 9-O

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 7320 W. Roscoe Street

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 rear addition to a single family residence whose rear yard shall be 4' instead of 30' and to reduce the total side yard combination to 9'-8" (9' on the west and 8" on the east).

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 9:01

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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 addition to a single family residence whose rear yard shall be 4' and will reduce the total side yard combination to 9'-8" (9' on the west and 8" on the east); 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.

RAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: St. Jerome Croatian Catholic Church **CAL NO.:** 448-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 301-09 W. 28th 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 private passenger automobiles, in a R3 General Residence District, to serve a church located at 2823 S. Princeton Avenue.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:00 P

	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 September 17, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 to serve the church at 2823 S. Princeton; 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 off-site parking lot provided the applicant complies with the Chicago Landscape 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: Raymond Zemar

CAL NO.: 450-04-Z

APPEARANCE FOR: Dennis J. Aukstik

MAP NO.: 6-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 2837 S. Eleanor 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 2 ½-story single family residence whose front yards shall be 1' instead of 15'-2", whose rear yard shall be 7' instead of 30 and both south side yards shall be 8' instead of 8'-8".

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:01

	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 September 29, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 2 ½-story single family residence whose front yard shall be 1', whose rear yard shall be 7' and both side yards shall be 8" each; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Olavi Goos and Katarina Anderson **CAL NO.:** 368-04-A
APPEARANCE FOR: Mark J. Kupiec **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1639 N. Hermitage Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a rear building to be converted to a quest house (a facility without kitchen facilities and for occasional use) in an R3 General Residence District.

2004 NOV 22 A 9:01
ZONING BOARD OF APPEALS
R-806 CITY HALL

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

APPROVED AS TO SUBSTANCE

BAZ 12

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

APPLICANT: Jan Szczupak and Dorota Szczupak **CAL NO.:** 474-03-A
APPEARANCE FOR: Mark J. Kupiec **MAP NO.:** 13-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 5314-18 N. Laramie Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot, in an R2 Single Family Residence District, into two 2,467 sq. ft. each lots instead of minimum of 3,750 sq. ft. each.

2004 NOV 22 A 9:01
ZONING
BOARD OF APPEALS
R-806 CITY HALL

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jan Szczupak and Dorota Szczupak

CAL NO.: 475-03-Z

APPEARANCE FOR: Mark J. Kupiec

MAP NO.: 13-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 5314 N. Laramie Avenue

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

ACTION OF BOARD--

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:01

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		

BAK 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ollie Nolan **CAL NO.:** 489-03-Z
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 5407 N. Mobile Avenue

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:02

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ollie Nolan **CAL NO.:** 490-03-Z
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 5409 N. Mobile Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, the construction of a 2-story single family residence, whose side yards shall be 3' each instead of 4' each and whose lot area shall be 3,711 sq. ft. instead of a minimum of 7500 sq. ft.

NOV 22 A 9:02
 BOARD OF APPEALS
 ROOM 806 CITY HALL

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: TCF National Bank **CAL NO.:** 105-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 2700 N. Elston Avenue

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

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS ROOM 806 CITY HALL NOV 22 A 9:02

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

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board finds the applicant will establish a bank with drive through facility; 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 denial of the proposed drive through facility.

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: Straford Memorial Seventh-day Adventist Church

CAL NO.: 292-04-S

APPEARANCE FOR: Julie Pang

MAP NO.: 28-F

APPEARANCES AGAINST: None

MINUTES OF MEETING: September 17, 2004

PREMISES AFFECTED: 500 W. 119th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 466 seat church in a B2-1 Restricted Retail District.

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 19, 2004

2004 NOV 22 A 9:02
ZONING BOARD OF APPEALS
R-806 CITY HALL

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

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

APPLICANT: Straford Memorial Seventh-day Adventist Church

CAL NO.: 293-04-Z

APPEARANCE FOR: Julie Pang

MAP NO.: 28-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 500 W. 119th Street

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

ZONING BOARD OF APPEALS R-806 CITY HALL 2004 NOV 22 A 9:02

ACTION OF BOARD--

CASE CONTINUED TO NOVEMBER 19, 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 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Straford Memorial Seventh-day Adventist Church

CAL NO.: 294-04-A

APPEARANCE FOR: Julie Pang

MAP NO.: 28-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 500 W. 119th Street

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

ACTION OF BOARD-

CASE CONTINUED TO
NOVEMBER 19, 2004

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 9:02

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

BAZ 12

NOV 22 2004

CHAIRMAN

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

APPLICANT: O'Malley Construction

CAL NO.: 339-04-S

APPEARANCE FOR: Thomas Pikarski

MAP NO.: 17-L

APPEARANCES AGAINST: Grace Nathus, Ernest Cheirgalos

MINUTES OF MEETING:

July 16, 2004

September 17, 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.

ZONING BOARD OF APPEALS
 8006 CITY HALL
 NOV 22 A 9:02

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 is located next to a Chicago Fire Station; there is a multi-dwelling unit building at the corner and north of the subject site; finally the property is located across from the train station; this multi-unit building is not out of character with the neighborhood; that the applicant will establishment a 6 dwelling unit building with residential use below the 2nd floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPLICANT: O'Malley Construction **CAL NO.:** 340-04-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 17-L
APPEARANCES AGAINST: Grace Nathus, Ernest Cheirgalos **MINUTES OF MEETING:**
 July 16, 2004
 September 17, 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--

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		

NOV 22 A 9:02
 ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL

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; that the applicant will construct a 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, with a reduction of the minimum lot size to 5,500 sq. ft. instead of 6,000 sq. ft.; the applicant will not provide the one required 10' x 24' 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.

RAZ 15

APPROVED AS TO SUBSTANCE

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

APPLICANT: Lakeside Bank

CAL NO.: 350-04-S

APPEARANCE FOR: John Pikarski

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 1055 W. Roosevelt 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 bank with 2 drive through lanes in an existing 2-story building in a B4-1 Restricted Service District.

ZONING BOARD OF APPEALS
 800 N. LA SALLE ST.
 CITY HALL
 NOV 22 A 9:02

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 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: Thomas Moore, David Chenoff,
Stuart Grass, Walker Johnson,
Dr. Andrew Tinich, Beth Jougten,
Maurine Solock and
David Shernorr (Mid-North Association) **MINUTES OF MEETING:**
September 17, 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 unit 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--

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 4-story 4 dwelling unit addition to an existing 3-story one unit building; the Board finds the subject site is 46' x 133' and contains a structure at the north end of the lot, the addition and existing building shall contain a total of 5 dwelling units; the property is zoned R5 General Residence District and is located in a landmark district; the applicant requests the building to have a front yard of 12' instead of 15' whose rear yard shall be zero instead of 30' and to waive the one required 10' x 25' loading berth; the Board finds that the Landmark Commission requested the front yard's bay window to be aligned with the neighbor's property to the west; the Commission also would not allow a 14' foot vertical clearance access door to be placed off the alley; the vertical height would be necessary to comply with the dimensions of a loading berth;

BAZ 15

APPROVED AS TO SUBSTANCE

2004 SEP 17 A 9:02
 BOARD OF APPEALS
 R-5 DISTRICT
 CITY HALL

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

CAL NO.: 314-04-Z

MINUTES OF MEETING:
September 17, 2004

ZONING BOARD OF APPEALS
CITY HALL
2004 SEP 17 9:03

the Board finds that the alderman would not allow any curb cuts to be placed along the streets of Belden and Geneva; the Board finds that the applicant will place 6 parking spaces below grade with the entrance and exit to be accessed off the alley and to be cut in at the rear of the existing building; the Board has seen hundreds of similar requests for a front yard and rear yard variations and a waiver of the one required loading berth; the Board does not find this request to be unusual nor out of character with the neighborhood; the objectors have stated several points which the Board will address; 1) the applicant failed to comply with §13-3-050, this is not part of the Zoning Ordinance and the Board does not have authority to decide this issue, makes no finding of fact; 2) the applicant stated on the application, notice, and sign the address of the property is 66 W. Belden, but also identified an additional address to be 2308-2312 N. Geneva, the Board finds the correct address of the property is 660 W. Belden/2308-12 N. Geneva and the applicant sufficiently identified the property; the Board notes that there were many community meetings concerning this project which tells the Board that the public was notified; 3) the objector states the posted sign was also defective; the Board finds that the address on the sign effectively identified the property; one looking at the multiple address on Geneva could reasonably believe the fenced property, house and land to be one zoning lot; 4) the Board finds the applicant may choose the front yard of the project and all yards will be set by the front; 5) the Board was not asked for a west side yard variation and the applicant will be required to provide the required yard; 6) the Board finds the application was filed on April 27, 2004 and posted marked on May 27, 2004 which is within 30 days, as the ordinance requires; the objectors stated there were two taxing parcels and therefore the addition should be classified as a separate building; the Board does not recognize taxing parcels but only "lots of records" and "zoning lots" pursuant of article 3.2 definitions; the Board finds that the design of this project 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.

APPROVED AS TO SUBSTANCE

CHAIRMAN