

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

APPLICANT: Rick Sabones

CAL NO.: 452-04-Z

APPEARANCE FOR: Thomas M. Pikarski

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 2117-19 W. Charleston Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot, the existing building at 2119 W. Charleston (a single family residence) shall have an east side yard of 3.8' instead of 5'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

ZONING
BOARD OF APPEALS
R-806 CITY HALL
2004 NOV 22 A 8:50

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rick Sabones **CAL NO.:** 453-04-Z
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 2117 W. Charleston Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 3 1/2-story single family residence whose front yard shall be 9' instead of 16', east side yard shall be 2.5' instead of 5', whose west side yard shall be 3' instead of 5' and to reduce the minimum lot area to 2,400 sq. ft. instead of 2,500 sq. ft.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:50

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

THE VOTE

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Zafar Hussain **CAL NO.:** 454-04-Z
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 663 W. Barry 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 12 dwelling unit building whose front yard shall be 11' instead of 15', rear yard of 25' instead of 30' and to waive the one required 10' x 25' loading berth.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:50

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 12 dwelling unit building with a front yard of 11', a rear yard of 25' and eliminate one required 10'x25' loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED BY THE BOARD

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

APPLICANT: Spencer Foreman

CAL NO.: 455-04-Z

APPEARANCE FOR: Tom Pikarski

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004.

PREMISES AFFECTED: 1901 N. Leavitt 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 yard shall be 10' instead of 16', north side yard shall be 3' instead of 5.3', south side yard shall be zero instead of 5.3' and whose rear yard shall be 22' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2004 NOV 22 A 8:50

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 October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 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 2 ½- story single family residence with a front yard of 10', a north side yard of 3', a south side yard of zero and a rear yard of 22'; 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

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

APPLICANT: Axios Consultants, Ltd. **CAL NO.:** 456-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 16 S. Morgan Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 6-story 18 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL

2004 NOV 22 A 8:30

	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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 6-story 18 dwelling unit building with residential use below the 2nd floor; the property will have 12 parking spaces inside the building and 7 parking spaces outside; 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 has objection to the establishment of a tattoo and body piercing facility at this location. The Department of Planning and Development recommends approval of the proposed ground floor residential use.

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

BAZ 16

APPROVED AS TO CORRECTNESS

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

APPLICANT: Axios Consultants, Ltd.

CAL NO.: 457-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 16 S. Morgan Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 18 dwelling unit building whose front yard shall be zero instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:50

	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 October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 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 6-story 18 dwelling unit building with a front yard of zero; the property will have 12 parking spaces inside the building and 7 parking spaces outside; 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

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

APPLICANT: Axios Consultants, Ltd. **CAL NO.:** 458-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 24 S. Morgan Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 6-story 18 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:30

	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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 6-story 18 dwelling unit building with residential use below the 2nd floor; the property will have 12 parking spaces inside the building and 7 parking spaces outside; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Axios Consultants, Ltd.

CAL NO.: 459-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 24 S. Morgan Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 18 dwelling unit building whose front yard shall be zero instead of 15'.

ZONING BOARD OF APPEALS
 R-805 CITY HALL
 2004 NOV 22 A 8:51

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 October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 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 6-story 18 dwelling unit building with a zero font yard; the property will have 12 parking spaces inside the building and 7 parking spaces outside; 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: Joe Zivkovic

CAL NO.: 460-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1300 N. Wood Street

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 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 8:51

	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

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

APPLICANT: Joe Zivkovic **CAL NO.:** 461-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 1300 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15', north east side yard shall be 3' instead of 6' and whose west side yard shall be 6" instead of 6'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic

CAL NO.: 462-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1302 N. Wood Street

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

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

THE VOTE

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

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

APPLICANT: Joe Zivkovic

CAL NO.: 463-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1302 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose north side yard shall be 6" instead of 2.5'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joe Zivkovic **CAL NO.:** 464-04-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1304 N. Wood Street

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

THE VOTE

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

2004 NOV 22 A 8:30
 BOARD OF APPEALS
 ZONING
 R-806 CITY HALLS

	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

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

APPLICANT: Joe Zivkovic

CAL NO.: 465-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1304 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose south side yard shall be 6" instead of 2.5'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

2004 NOV 22 A 8:51
 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

BAZ 15

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

APPLICANT: Joe Zivkovic **CAL NO.:** 466-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 1314 N. Wicker Park Avenue

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

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 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: Joe Zivkovic

CAL NO.: 467-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1314 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 14.95' and whose south east side yard shall be zero instead of 2.5'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

2004 NOV 22 A 8:51
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
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

BAZ 15

CHAIRMAN

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

APPLICANT: Joe Zivkovic **CAL NO.:** 468-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 1316 N. Wicker Park Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

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

THE VOTE

	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

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

APPLICANT: Joe Zivkovic **CAL NO.:** 469-04-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1316 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose west side yard shall be zero instead of 2.5'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 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

APPROVED AS TO SUBSTANCE

CHAIRMAN

BA2.15

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

APPLICANT: Joe Zivkovic

CAL NO.: 470-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1306 N. Wood Street

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

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

THE VOTE

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

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

APPLICANT: Joe Zivkovic

CAL NO.: 471-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1306 N. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose north side yard (on a reversed corner lot) shall be 6" instead of 7.5'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:52

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: Joe Zivkovic **CAL NO.:** 472-04-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1804 W. Ellen Street

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

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

THE VOTE

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

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

2004 NOV 22 A 8:52
 BOARD OF APPEALS
 ZONING
 R-806 CITY HALL

BAZ 16

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: Joe Zivkovic

CAL NO.: 473-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1804 W. Ellen Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4-story 4 dwelling unit building whose front yard shall be 5.5' instead of 15' and whose east side yard shall be 3' instead of 4.2'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:52

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

THE VOTE

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Victor Tavera **CAL NO.:** 474-04-A
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 1233 N. Marion Court/1232 N. Honore Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming building by allowing a reconstruction and addition to the top floor of a 4-dwelling unit building at 1233 N. Marion on a lot which contains a second single family residence (on Honore) in an R3 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2004 NOV 22 A 8:22

APPROVATIVE	NEGATIVE	ABSENT
2	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 October 15, 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 premises once contain two separate buildings containing 4 dwelling units in the building nearest Marion Court and one dwelling unit on the building nearest Honore Street; the applicant was working on the interior of the Marion Court building when it collapsed after heavy rainfall; the building was than demolished by the city; this demolition occurred over two year ago; the applicant has not completed work on the one unit building in the rear; a building or structure, all or substantially all of which designed or intended for a use which is not permitted in the district in which it is located and which is destroyed or damaged by fire or other casualty or act of God shall not be restored unless repairs or reconstruction are started within one year from the date of the destruction; the Board finds that the applicant did not prove the building was destroyed or damaged by fire other casualty or act of God, nor did he start reconstruction within one year from the date of destruction; the appeal is hereby denied and the decision of the Zoning Administration is affirmed.

APPROVED AS TO SUBSTANCE

BAZ 12

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

APPLICANT: Peggy Modjeski Calaro

CAL NO.: 475-07-A

APPEARANCE FOR:

MAP NO.: 10-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 4100 S. Ashland Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a deadly weapon license in a flea market in a C2-2 General Commercial 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 8:52

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

BAZ 12

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

APPLICANT: Oiao Z. Chen, Smart Kids, Inc.

CAL NO.: 476-04-A

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 556 W. 31st Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a tutoring center without employee parking in a B4-2 Restricted Service District.

ACTION OF BOARD--

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

2004 NOV 22 A 8:52
BOARD OF APPEALS
R-806 CITY HALL
ZONING

AFFIRMATIVE	NEGATIVE	ABSENT

APPROVED AS TO SUBSTANCE

CHAIRMAN

BAZ 12

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

APPLICANT: Cavalea Continental Freight, Inc.

CAL NO.: 477-04-A

APPEARANCE FOR:

MAP NO.: 10-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1928 W. 46th Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a container storage yard to be established without a building office upon the same lot in an M2-3 General Manufacturing District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:52

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

APPROVED AS TO SUBSTANCE

BAZ 12

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

APPLICANT: Roger Vergara **CAL NO.:** 478-04-A

APPEARANCE FOR: Same **MAP NO.:** 10-F

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

PREMISES AFFECTED: 4424 S. Wells Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of one dwelling unit on the 1st floor which is a substitution in a former commercial space in an R3 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

2004 NOV 22 A 8:52
 BOARD OF APPEALS
 R-806 CITY HALL

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 October 15, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the first floor was a grocery store that has been closed for many years; a retail use may not be established due to a lapse of time and business license; the Board therefore grants a dwelling unit to be substituted for the former commercial space; the applicant should apply for a building permit to memorialize the total number of dwelling units within the building.

BAZ 12



APPROVED BY TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jeffrey Michael

CAL NO.: 479-04-Z

APPEARANCE FOR: Tom Pikarski

MAP NO.: 5-H

APPEARANCES AGAINST: Gary Smith
Rhonda Kantor

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1738 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 residence whose front yard shall be 6'-2" instead of 12' and the north and south side yards shall be 1'-3 1/4" each instead of 2.54' each and whose rear yard shall be 21' instead of 30*.

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
 806 CITY HALL
 NOV 22 A 8:52

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 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 3-story single family residence with a front yard of 6'-2", a north and south side yards of 1'-3 1/4" and a rear yard of 21'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

* Amended at Hearing

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

APPLICANT: New Apostolic Church **CAL NO.:** 480-04-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 9-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 3758 N. Albany 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 7 private passenger automobiles, in an R3 General Residence District, to serve church located at 3753 N. Troy Street.

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:52

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 accessory parking lot for 7 private passenger automobiles to serve a church located at 3753 N. Troy Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Hunter Investments, LLC **CAL NO.:** 481-04-S
APPEARANCE FOR: John Turner **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 3601 W. Grand 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 a proposed gas station (single lane car wash) and donut shop with a drive through lane in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL

2004 NOV 22 A 8:52

	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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 gas station with a single lane car wash and donut shop, with a drive thru 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 the site is redeveloped consistent with the layout and design represented on the site plan and elevation drawings dated October 12, 2004 as prepared by GK Architect 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

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

APPLICANT: G-Cue Billiards and Restaurant **CAL NO.:** 482-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 1001-07 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 an off site voluntary parking lot for 16 private passenger automobiles, in a C3-2 Commercial-Manufacturing District, to serve an existing pool hall located at 157 N. Morgan Street.

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:52

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 16 parking space off site voluntary parking lot for 16 private passenger vehicles; 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 provided the applicant installs landscaping and fencing with compliance 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

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

APPLICANT: In Fine Spirits, Ltd. **CAL NO.:** 483-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 5418 N. Clark Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a liquor store which will sell package goods in a B3-2 Community Shopping District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:53

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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 liquor store sell package goods; 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 liquor store at this location.

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

APPROVED AS TO SUBSTANCE

BAZ 16

CHAIRMAN

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

APPLICANT: Danielle and Nick Carneata **CAL NO.:** 484-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 2319-21 W. Dickens Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot the remaining deconverted single family residence at 2319 W. Dickens Avenue shall have a west side yard of 2.21' instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2004 NOV 22 A 8:53
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

	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 October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant is the contract purchaser for the property; the property consists of a 48' x 100' lot; one part is vacant and the other side contains a two dwelling unit building (at 2319 W. Dickens); the applicant will de-covert the two dwelling units into a single family residence; the applicant will then develop the vacant lot (at 2321 W. Dickens) with a new single family residence; the Board finds that the current two dwelling unit building does not have the minimum lot size and must be de-converted before the zoning lot may be divided; the de-converted single family residence will have a west side yard of 2.21' instead of 5'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

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

APPLICANT: Danielle and Nick Gameata **CAL NO.:** 485-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 2321 W. Dickens 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 2-story single family residence whose front yard shall be 10' instead of 16', whose east side yard shall be 1.5' instead of 5', whose west side yard shall be 2.6' instead of 5' and to reduce the minimum lot size to 2,400 sq. ft. instead of 2,500 sq. ft..

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

2004 NOV 22 A 8:53
 ZONING BOARD OF APPEALS
 R-806 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 October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 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 de-convert the two dwelling unit building at 2319 W. Dickens into a single family residence; the applicant will then erect a 2-story single family residence whose front yard shall be 10' instead of 16', whose east side yard shall be 1.5' instead of 5', whose west side yard shall be 2.6' instead of 5' and to reduce the minimum lot size to 2,400 square feet; the applicant will construct a 2-story single family residence with a front yard of 10' and a east side yard of 1.5' and a west side yard of 2.6 and reduce the minimum lot are size to 2,400 square feet; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Matthew Skiba

CAL NO.: 486-04-S

APPEARANCE FOR:

MAP NO.: 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 5062 N. Austin 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 lot for private passenger automobiles, in an R2 Single-Family Residence District, to serve property located at 6020 W. Higgins.

ZONING BOARD OF APPEALS R-806 CITY HALL 2004 NOV 22 A. 8:53

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 21, 2005

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

BAZ 16

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

APPLICANT: Michael and Bridget Byrne **CAL NO.:** 488-04-S

APPEARANCE FOR: James M. McGing **MAP NO.:** 11-J

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

PREMISES AFFECTED: 3215 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment a voluntary parking lot got private passenger automobiles, in a B3-1 General Retail District, to serve the property at 3214 W. Montrose Avenue.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2004 NOV 22 A 8:53
 BOARD OF APPEALS
 R-806 CITY HALL
 ZONING

	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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 create an off-site parking lot for his employees;; 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 installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

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

APPLICANT: Metropolitan Congregation of Jehovah's Witnesses

CAL NO.: 489-04-S

APPEARANCE FOR: Gary I. Wigoda

MAP NO.: 2-I

APPEARANCES AGAINST: Mpme

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 2800 W. Fillmore Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for 21 private passenger automobiles, in a C1-2 Restricted Commercial District, to serve a religious institution located at 2814-24 W. Fillmore Street.

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

ZONING BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 22 A 8:53

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 accessory parking lot for 21 private passenger vehicles to serve the religious institution at 2814-24 W. Filmore; 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 installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

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

APPLICANT: Tiny's **CAL NO.:** 490-04-S

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED: 1821 W. Addison Street October 15, 2004

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

ACTION OF BOARD--

CASE CONTINUE TO
JANUARY 21, 2005

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:53

	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 16

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

APPLICANT: Tiny's **CAL NO.:** 491-04-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 1821 W. Addison Street

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 tavern with a reduction of the required transitional yards from 2.5' on the south and the elimination of the required 20' as an extension of the front yard in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
 JANUARY 21, 2005

THE VOTE

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

2004 NOV 22 A 8:53
 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: James Ronan **CAL NO.:** 492-04-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 15, 2004

PREMISES AFFECTED: 3816 N. Fremont Street

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 2 dwelling unit addition, to an existing 2 ½-story 2 dwelling unit building whose front yard shall be 9'-1 " building instead of 14.42', the north and south side yards shall be zero each instead of 4' each, the rear yard shall be 23.71' instead of 30' and to increase the building's height to 49' instead of 45'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 2004

ZONING
 BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:53

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

BAZ 15

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

APPLICANT: Bee Walt, Ltd. **CAL NO.:** 493-04-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 1-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004.
PREMISES AFFECTED: 2701 W. Chicago Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, a proposed 4-story 6 dwelling unit building with commercial space whose rear yard shall be zero instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:53

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 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 6 dwelling and commercial unit building whose rear year shall be zero instead of 30'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

ATTENTION IS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Albert Bruno **CAL NO.:** 494-04-S
APPEARANCE FOR: Lisa Armarino **MAP NO.:** 5-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 2216-20 N. Austin Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for private passenger automobiles, in an R3 General Residence District, to serve the banquet facility located at 6012 W. Grand Avenue.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:53

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 a banquet facility at 6012 W. Grand; 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 installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

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

BAZ 16

ADMITTED TO FILE

NOV 22 2004

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

APPLICANT: Albert Bruno **CAL NO.:** 495-04-Z
APPEARANCE FOR: Lisa Armarino **MAP NO.:** 5-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 2216-20 N. Austin Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site accessory parking lot for private passenger automobiles whose front yard shall be 7' instead of 20' and whose north and south side yard shall be zero each instead of 5' each.

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 8:54

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the off-site parking lot shall have a front yard of 7' instead of 20', a zero north and 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

(Handwritten mark)

RESOLVED AS TO SUBSTANCE

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

APPLICANT: First Commercial Bank **CAL NO.:** 497-04-S
APPEARANCE FOR: Dennis J. Aukstik **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 7050 N. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive through facility in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

2004 NOV 22 A 8:55
 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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 bank with a 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 approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plane dated October 12, 2004 and elevation drawings dated October 4, 2004 by Pappageorge Haymes Ltd. and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16

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

APPLICANT: Central Park Spanish
Congregation of Jehovah's Witness

CAL NO.: 498-04-S

APPEARANCE FOR: James J. Banks

MAP NO.: 14-K

APPEARANCES AGAINST: Dorothy Camden

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 4500 W. 87th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 350 seat religious assembly in a B2-1 Restricted Retail 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 8:51

	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 October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 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 take a former grocery store/Moose Lodge and convert it into a 350 seat religious assembly; the applicant will provide 44 parking spaces which is the number required ordinance; both the Alderman and a neighbor have testified that his use will overburden the neighborhood with an overflow of cars on the surrounding streets; the applicant's appraiser has testified that his use will not adversely effect the value of property in the neighborhood and the Board agrees; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

REMOVED AS TO SUBSTANCE

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

APPLICANT: Chicago Park District **CAL NO.:** 241-04-S
APPEARANCE FOR: Tim Hinchman **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 7631 N. Ashland Avenue/
1620 W. Howard Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1-story community center in a B4-3 Restricted Service/B5-3 General Service Districts.

ACTION OF BOARD-

APPLICATION GRANTED

THE VOTE

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 1-story community center within an existing park; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

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

APPLICANT: Bryant Jones **CAL NO.:** 304-04-S

APPEARANCE FOR: Same **MAP NO.:** 12-L

APPEARANCES AGAINST: Joseph Kozmin **MINUTES OF MEETING:**
October 15, 2004.

PREMISES AFFECTED: 5518 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and piercing facility within an existing 1-story brick building in a C1-1 Restricted Commercial 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 8:51

	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 16

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

APPLICANT: Cornel Bodea

CAL NO.: 327-04-Z

APPEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 6060 N. Tripp Avenue

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

ACTION OF BOARD--

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 8:54
BOARD OF APPEALS
R-806 CITY HALL

	APPRIMATIVE	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: Maria Romero

CAL NO.: 343-04-Z

APPEARANCE FOR: Same

MAP NO.: 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1839 S. Wood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2-story open metal porch whose front yard shall be 1' instead of 14.47'.

ACTION OF BOARD-

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 8:54

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 2-story open metal porch whose front yard shall be 1' instead of 14.47'; 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

CHIEF CLERK

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

APPLICANT: Nick Novich **CAL NO.:** 349-04-S

APPEARANCE FOR: Self **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1516 N. Milwaukee Avenue

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

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

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

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

ZONING BOARD OF APPEALS
 806 CITY HALL
 NOV 22 A 8:54

BAZ 16

FORWARDED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Arturo Zavala **CAL NO.:** 355-04-S
APPEARANCE FOR: Juan Soliz **MAP NO.:** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 3040 S. Harding 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 non-accessory parking lot for 12 private passenger vehicles, in a B4-1 Restricted Service District, to serve the offices and restaurant located at 3942-44 W. 31st Street.

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 8:51

	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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 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 non-accessory parking lot for 12 private passenger vehicles to serve the restaurant at 3942-44 W. 31st Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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: ALMA Development, LLC **CAL NO.:** 358-04-S
APPEARANCE FOR: Benard I. Citron **MAP NO.:** 5-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 4815-19 W. Fullerton 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 drug store in a B4-1 Restricted Service District.

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
 ROOM 905 CITY HALL
 NOV 22 A 8:54

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ALMA Development, LLC **CAL NO.:** 359-04-S
APPEARANCE FOR: Benard I. Citron **MAP NO.:** 5-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 2338-44 N. Cicero Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3 lane drive through facility in conjunction with a proposed bank in a B4-1 Restricted Service District.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

2004 NOV 22 A 8 55
 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a bank with 3 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 and elevation drawings date September 1, 2004 as prepared by the Pappageorge Haymes Ltd. and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16

APPROVED AS TO SUBSTANCE

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

APPLICANT: Paul Smid **CAL NO.:** 365-04-A
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 2738 N. Pine Grove Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a travel agency (ticket broker) in an R6 General Residence 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

2004 NOV 22 A 8:55
 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, 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 August 20, 2004; and

WHEREAS, the district maps show that the premises is located in an 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 building contains over 100 residential units; there are several other retail service businesses in the building; the applicant will conduct the majority of her business over the telephone or Internet; she does not expect to have many walk-in clients; the Board finds the ticket broker use not to be inconsistent with this building and directs the Zoning Administrator to issue a limited business license.

BAZ 12

APPROVED AS TO SUBSTANCE

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

APPLICANT: The Akarama Foundation, Inc. **CAL NO.:** 385-04-S
APPEARANCE FOR: Same **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 6220-28 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 proposed 1-story community center in an R5 General Residence District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:55

	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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 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 community center; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Akarama Foundation, Inc. **CAL NO.:** 386-04-Z
APPEARANCE FOR: Same **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 6220-28 S. Ingleside Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 1-story community center whose front yard (to allow for accessory parking) shall be 7' instead of 15'.*

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 8:55

	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 August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 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 community center whose front yard for accessory parking shall be 7' instead of 15'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

*Amended at Hearing

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

APPLICANT: Sal Indomenico

CAL NO.: 400-04-Z

APPEARANCE FOR: John Pikarski

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 2138 N. Clifton 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 residence whose front yard shall be 7'-6" instead of 14.8', whose north side yard shall be zero instead of 2.5' and whose rear yard shall be 27'-4" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

2004 NOV 22 A 8:55
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 August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 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-story single family residence whose front yard shall be 7'-6", whose north side yard shall be zero and whose rear yard shall be 27'-4"; 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: Chicago Park District

CAL NO.: 404-04-S

APPEARANCE FOR: Tim Hinchman

MAP NO.: 19-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 2004

PREMISES AFFECTED: 1631 W. Jonquil Terrace

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for 10 passenger vehicles to serve the community center at 1620 W. Howard Street in a B3-3 General Retail/B4-3 Restricted Service Districts.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 22 A 8:55

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:

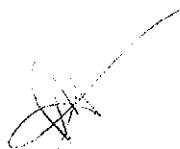
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the off-site parking lot will contain 10 passenger vehicles and serve the community center at 1620 N. Howard; 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.

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: Chicago Park District **CAL NO.:** 405-04-Z
APPEARANCE FOR: Tim Hinchman **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 1631 W. Jonquil Terrace
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail/B4-3 Restricted Service District, an accessory parking lot to qualify as required parking facilities for two or more uses.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 22 A 8:55

ACTION OF BOARD--

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 October 15, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the off-site parking lot will accommodate a Public School's parking plus a community center; the 10 spaces will be designated by signage and will not conflict with the school's need; the Board will grant the dual use parking; 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: Chicago Transit Authority **CAL NO.:** 173-04-S
APPEARANCE FOR: Landon D. Neal **MAP NO.:** 7-G
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
October 15, 2004
PREMISES AFFECTED: 949 W. Belmont 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 CTA rapid transit station and platform in a B5 General Service/R4 General Residence/B4 Restricted Service Districts.

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 8:55

	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 April 16, 2004 and October 15 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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 Chicago Transit Authority will establish a new transit station at the present location; the existing station will be rehabilitated and incorporated in the new design; the Board finds that this site can currently service only six car trains; the transit lines at the location are among the heaviest traveled within the system, the new station will expand the platform to allow for eight car trains to service the line; the new station will allow this location to be accessible to customers with disabilities; the Board takes notice that the CTA has taken additional property along the line to accomplish the expansion and renovation of facility; the Board was asked to determine whether or not the applicant has gave the required notice to the surrounding property owners, the objector alleges that notice was not provided to property owners with 250 feet of the premises affected; the Board notes that the objector has not provided one such address that was not on the list of property owners which were served; he has merely testified the CTA has failed to send the required notice in ordinance; the Boards finds that the applicant fulfilled its burden for the mailed notice requirement in the ordinance; the Board finds that the Posted Notice (signage) was placed at the entrance to the current transit station and this sufficient notice as required by the ordinance;

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING
October 15, 2004

CAL NO.: 173-04-S

ZONING
BOARD OF APPEALS
R-806 CITY HALL
NOV 22 A 8:55

the Board finds the use as public transit station, here an elevated electric transit car system to be within the definition of Public Service use under §8.4-1 (10) and 7.4-1 (1); the Board finds the CTA's appraiser testified that the expansion would not change the character of the locality since it has existed as a station for over 60 years; the Board finds the CTA's circumstances to be unique and can not received 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 proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16



APPROVED AS TO SUBSTANCE

DATE

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 173-04-S
APPEARANCE FOR: Landon D. Neal **MAP NO.:** 7-G
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 949 W. Belmont 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 CTA rapid transit station and platform in a 5 General Service/R4 General Residence/B4 Restricted Service Districts.

ZONING BOARD OF APPEALS
 806 CITY HALL
 NOV 22 A 8:55

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 April 16, 2004 and October 15 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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 Chicago Transit Authority will establish a new transit station at the present location; the existing station will be rehabilitated and incorporated in the new design; the Board finds that this site can currently service only six car trains; the transit lines at the location are among the heaviest traveled within the system, the new station will expand the platform to allow for eight car trains to service the line; the new station will allow this location to be accessible to customers with disabilities; the Board takes notice that the CTA has taken additional property along the line to accomplish the expansion and renovation of facility; the Board was asked to determine whether or not the applicant has given the required notice to the surrounding property owners, the objector alleges that notice was not provided to property owners with 250 feet of the premises; the Board notes that the objector has not provided one such address that was not on the list of property owners which were served; he has merely testified the CTA has failed to send the required notice in ordinance; the Boards finds that the applicant fulfilled its burden for the mailed notice requirement in the ordinance; the Board finds that the Posted Notice (signage) was placed at the entrance to the current transit station and this is sufficient notice as required by the ordinance;

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:

October 15, 2004

CAL NO.: 173-04-S

2004 NOV 22 A 8:55
BOARD OF APPEALS
R-806 CITY HALL
ZONING

the Board finds the use as public transit station, here an elevated electric transit car system to be within the definition of Public Service use under §8.4-1 (10) and 7.4-1 (1); the Board finds the CTA's appraiser testified that the expansion would not change the character of the locality since the use has existed as a station for over 60 years; the Board finds the CTA's circumstances to be unique and can not received 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 proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 174-04-Z
APPEARANCE FOR: Landon Neal **MAP NO.:** 7-G
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
 October 15, 2004
PREMISES AFFECTED: 949 W. Belmont Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5 General Service/R4 General Residence/B4 Restricted Service Districts, a CTA rapid transit station and platform whose transitional yards, front yards, rear yards and side yards shall be zero.

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

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 April 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 Board reincorporation by reference it decision in Cal No. 173-04-S and will permit a transit station and platform whose transitional yards, front yards, rear yards and side yards shall all 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

APPROVED AS TO SUBSTANCE