

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

APPLICANT: Roman Popovych **CAL NO.:** 130-04-A

APPEARANCE FOR: John J. Pikarski, Roman Popovych **MAP NO.:** 5-J

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

PREMISES AFFECTED: 1834 N. Kedzie Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 3 dwelling units on a 4,425 sq. ft. lot in an R3 General Residence District. The Department of Zoning contends 4,500 sq. ft. is the minimum lot necessary for 3 dwelling units.

ACTION OF BOARD--

APPEAL DENIED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR IS AFFIRMED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2004, 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 April 16, 2004; and the applicant has stated that more than 60% of the buildings on the block contain 2 or more dwelling units and contain lots with frontages of 25 feet. This lot contains 4,425 square feet.

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant has proved that 60% or more of the zoning lots fronting on the same side of the street between the two nearest intersecting streets are improved with buildings containing more than one dwelling unit, then the minimum lot area per dwelling unit may be reduced to 1500 square feet.

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed and the applicant is not allowed to reduce the minimum lot size below 1500 square feet per unit. The applicant is not allowed to construct three dwelling units.

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

APPLICANT: Roman Popovych **CAL NO.:** 131-04-Z
APPEARANCE FOR: John J. Pikarski, Roman Popovych **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 1834 N. Kedzie 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 ½-story 3 dwelling unit building whose minimum lot area will be 4,425 sq. ft. instead of 4,500 sq. ft..

ACTION OF BOARD--

VARIATION DENIED.

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; that the applicant's appeal was denied in Cal. No. 130-04-A on April 16, 2004. This cause is moot.

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

APPLICANT: Ericka Brandstetter and Matthew Turner **CAL NO.:** 132-04-A
APPEARANCE FOR: Ericka Brandstetter and Matthew Turner **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 2252 W. Sunnyside Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the enclosure of the rear 2-story porch in excess of the floor area allowed in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPEAL SUSTAINED AND THE
 DECISION OF THE ZONING
 ADMINISTRATOR IS REVERSED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

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

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

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: there is an existing 2½ story 2 dwelling unit building which covers most of the zoning lot; the applicant wished to remove the rear enclosed porch and to reconstruct it to the same size.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the applicant may remove and reconstruct the rear enclosed porch which will not exceed 478 square feet.

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

APPLICANT: Ericka Brandstetter and Matthew Turner **CAL NO.:** 133-04-Z

APPEARANCE FOR: Ericka Brandstetter and Matthew Turner **MAP NO.:** 11-H

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

PREMISES AFFECTED: 2252 W. Sunnyside Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the construction of a 2-story partially open side porch and enclosed porch (within an existing 2 ½-story 2 dwelling unit building) whose east side yard shall be zero instead of 5.98', west side yard shall be .67' instead of 5.98' and not to exceed 15% (478 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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, 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; there is an existing 2½ story 2 dwelling unit building which has an enclosed rear porch; the porch was enclosed some time prior to 1957; the porch will be removed and a new enclosure will be constructed which will not exceed 478 square feet; the Board finds this square footage exists prior to the enactment of the current ordinance; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Karen O'Mara **CAL NO.:** 134-04-Z
APPEARANCE FOR: Karen O'Mara **MAP NO.:** 12-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 4928 S. Ellis Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, a proposed open roofed patio to the garage, whose south side yard shall be 1.95' instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant constructed a patio with extension to her garage without the benefit of a permit; she needs this addition to provide privacy to her rear yard; the south side yard to this structure shall be 1.95'; 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: Ideas and Methods, Inc. **CAL NO.:** 135-04-S
APPEARANCE FOR: Bernard Citron **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 16, 2004
PREMISES AFFECTED: 847 N. Larrabee 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 animal boarding facility in an existing 1 and 2 story building in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 April 16, 2004 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 facility will provide care and boarding for animals, mainly cats and dogs, on a 24 hour, 365 day basis; the animals will be groomed, fed, exercised, receive medication as prescribed, within a secure facility; the facility will include parking for staff and customers; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Grand + Ashland Tap, Inc. **CAL NO.:** 136-04-S
 d/b/a "Betty's Blue Star"

APPEARANCE FOR: James J. Banks, Betty Stokes **MAP NO.:** 1-H

APPEARANCES AGAINST: C. Levine **MINUTES OF MEETING:**
April 16, 2004

PREMISES AFFECTED: 452 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for private passenger automobiles, in a Planned Manufacturing District #4, to satisfy required parking for a proposed public place of amusement to be located at 1602 W. Grand Avenue/502 N. Ashland Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 applicant has operated a tavern at the location for many years; she wishes to add music and a public place of amusement (for live entertainment) license is required; she has obtained a lease for a parking lot to provide 25 spaces; the additional license requires 11 spaces for the intended new use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

The parking lot will be lighted, fenced and landscaped as evidenced by applicant's Exhibit A.

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: Grand + Ashland Tap, Inc. **CAL NO.:** 137-04-Z
d/b/a "Betty's Blue Star"

APPEARANCE FOR: James J. Banks, Betty Stokes **MAP NO.:** 1-H

APPEARANCES AGAINST: C. Levine **MINUTES OF MEETING:**
April 16, 2004

PREMISES AFFECTED: 452 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Planned Manufacturing District #4, the same off-street parking lot to qualify as required parking for two separate facilities.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 parking lot which has been leased belongs to a commercial florist which will cease daily use of the operation before the applicant begins to provide entertainment; the applicant's use of the parking lot will not take parking spaces away from the florist; the lot contains 25 spaces and the applicant is required to provide 11 parking spaces; 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):

The parking lot will be maintained and improved to comply with the City of Chicago Zoning Ordinance as evidence by applicant's Exhibit A.

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: Grand + Ashland Tap, Inc. **CAL NO.:** 138-04-Z
d/b/a "Betty's Blue Star"

APPEARANCE FOR: James J. Banks, Betty Stokes **MAP NO.:** 1-H

APPEARANCES AGAINST: C. Levine **MINUTES OF MEETING:**
April 16, 2004

PREMISES AFFECTED: 502 N. Ashland Avenue/1602 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a Planned Manufacturing District #4, a public place of amusement within an existing tavern located within 125 feet of an R1, R2 and R3 zoning district.

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 applicant's tavern is located across the alley from a residential district; the applicant will provide live entertainment in the evenings and mainly on Friday and Saturday; 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):

The parking lot will be fenced, lighted and landscaped in compliance with the City of Chicago Zoning Ordinance as evidence by applicant's Exhibit A.

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: Andrea L. Wagner

CAL NO.: 139-04-Z

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 3656 N. Hamilton 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 attached 1 car garage whose north side yard shall be 1.5' instead of 5' and whose rear yard shall be 2.5' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 18, 2004.

THE VOTE

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

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

APPLICANT: Vincent J. Griffin **CAL NO.:** 140-04-Z

APPEARANCE FOR: Vincent Griffin, Robert Best **MAP NO.:** 5-H

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

PREMISES AFFECTED: 2035 W. Homer Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 3rd floor addition to a residential building whose front yard shall be 13'-8 1/2" instead of 26', east side yard shall be zero instead of 7.4', west side yard shall be 4'-6" instead of 7.4' and not to exceed 15% (659 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant has stated that no changes in the building has occurred since 1957; the property contains four dwelling units and 2930 square feet on the 1st and 2nd story; the basement is 6'-5" in height; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

The 3rd story addition shall not exceed 440 square feet which is the amount the Board grants.

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: 1720 Pierce, LLC **CAL NO.:** 141-04-Z

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

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

PREMISES AFFECTED: 1720 W. Pierce Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2 ½-story single family residence whose front yard shall be 6' instead of 12', west side yard shall be 1' instead of 2'-4" and a rear yard of 20' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 new home will be built upon a 24' x 100' lot and will align more closely to the existing buildings on the block; the front yard will be 6', west side yard will be 1' and the rear yard will be 20' for the new 2½-story single family residence; 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: Bill Hayden **CAL NO.:** 142-04-Z

APPEARANCE FOR: Hilary Silvia, Bill Hayden **MAP NO.:** 9-F

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

PREMISES AFFECTED: 726 W. Buckingham Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (SD 20) District, a proposed on site parking space whose front yard shall be zero instead of 15'.

ACTION OF BOARD--

VARIATION DENIED.

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 applicant proposes to construct a parking space in the front yard of the property since there is no alley in the rear of the property; this parking space would require a front yard variation of zero instead of 15'; the neighborhood is congested; the applicant has not shown that the property cannot yield a reasonable return if the parking space is not allowed; he has not shown that his plight is due to unique circumstances since most properties do not have alley access parking nor lawful parking spaces in their front yards; the applicant has not shown that this parking space 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 not 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 denied.

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

APPLICANT: David Dakota **CAL NO.:** 143-04-Z
APPEARANCE FOR: Thomas Moore, David Dakota **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 628 W. Briar Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4th floor addition, to an existing 3-story 6 dwelling unit building on the front of a zoning lot, also improved with a 2-story dwelling unit building, whose front yard shall be 14' instead of 15', east and west side yards shall be zero each instead of 2.5' each and to increase the floor area by not more than 15% (1,282 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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; two separate buildings exist on this zoning lot; the applicant will erect a 4th floor addition to the front building; the addition will have a 14' front yard, a zero east and west side yard and will increase the existing floor area by 1,282 square feet; the applicant has shown these two buildings have existed in the current configuration prior to 1957; 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: Archdiocese of Chicago-Holy Angels Church **CAL NO.:** 144-04-Z

APPEARANCE FOR: Reverend Robert Miller **MAP NO.:** 10-E

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

PREMISES AFFECTED: 615 E. Oakwood Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 3 story rectory and parish house whose front yard shall be 6' instead of 15' and whose east yard shall be 7' instead of 20'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant will erect a new rectory and parish house at this location; the new building will line up with the existing building on the zoning lot; the structure will be 3 stories high and have a front yard of 6' and an east yard of 7'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Roman Popovych **CAL NO.:** 145-04-Z

APPEARANCE FOR: John J. Pikarski, Jr., Roman Popovych **MAP NO.:** 1-I

APPEARANCES AGAINST: James Armbouster, Sam Martonina **MINUTES OF MEETING:** April 16, 2004

PREMISES AFFECTED: 2600 W. Grand 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 14 dwelling unit building whose front yard shall be zero instead of 15', rear yard shall be 10' instead of 20' and whose west side yard shall be 6'-4" instead of 8.2'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant will erect a 4-story 14 dwelling unit building whose front yard will be zero, rear yard will be 10' and west yard will be 6'-4"; there is an easement at the west (southwestern) lot line which is 10' wide, 81.56' long and has no vertical restriction; 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):

The subject project is subject to a recorded easement of 10' by 81.56 feet.

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: Hyde Park Bank **CAL NO.:** 146-04-A

APPEARANCE FOR: William Hennessy, Jan Fahn **MAP NO.:** 5-G

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

PREMISES AFFECTED: 1851 N. Elston Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to permit the substitution of use from a former plumbing business with offices to a business office for bank in an existing 1 & 2 story building in an Planned Manufacturing District # 2..

ACTION OF BOARD--

APPEAL SUSTAINED AND THE
DECISION OF THE ZONING
ADMINISTRATOR IS REVERSED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

and

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

WHEREAS, the district maps show that the premises is located in PMD #2; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the property contains a 2-story commercial building; the applicant wishes to place a commercial bank electronic data back-up and storage center at this location; the main bank will send client information to this site in order to protect the electronic data; this site will be used as a high tech work center which is allowed.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a commercial bank electronic data back-up and storage center.

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

APPLICANT: J & M Building Co. **CAL NO.:** 147-04-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 11-I

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

PREMISES AFFECTED: 4232-38 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 4-story 12 dwelling unit building with residential use below the 2nd floor in a B1-3 Local Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 applicant will construct a 4-story 12 dwelling unit building which will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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: J & M Building Co. **CAL NO.:** 148-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 4232-38 N. Western Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Local Retail District, a proposed 4-story 12 dwelling unit building whose front yard shall be 7.5' instead of 12.96', north yard shall be zero instead of 8.25', rear yard shall be zero instead of 30' and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant will construct a 4-story 12 dwelling unit building whose front yard will be 7.5', north side yard will be 8.25'; the rear yard will be zero and the site will not be required to have the one required loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Kenneth J. Hartman

CAL NO.: 149-04-Z

APPEARANCE FOR: None

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 2944 W. Logan Boulevard

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 rear addition to an existing 3-story 2 dwelling unit building which will exceed the allowable floor area by 672 sq. ft. of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

THE CAUSE IS DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Art Gurevich **CAL NO.:** 150-04-Z

APPEARANCE FOR: Art Gurevich **MAP NO.:** 10-D

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

PREMISES AFFECTED: 3968 S. Ellis 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 3-story 8 dwelling unit building whose north and south side yards shall be zero each instead of 6' each.

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 property contains a newly constructed 3-story 8 dwelling unit building; the applicant seeks to add additional parking spaces and garages will be located beyond the rear 30 feet of the property; the north and south side yards will be zero for the 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.

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

APPLICANT: Art Gurevich **CAL NO.:** 151-04-Z

APPEARANCE FOR: Art Gurevich **MAP NO.:** 10-D

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

PREMISES AFFECTED: 3976 S. Ellis 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 3-story 8 dwelling unit building whose north and south side yards shall be zero each instead of 6' each.

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 property contains a newly constructed 3-story 8 dwelling unit building; the applicant seeks to add additional parking spaces and garages will be located beyond the rear 30 feet of the property; the north and south side yards will be zero for the 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.

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

APPLICANT: Art Gurevich

CAL NO.: 152-04-Z

APPEARANCE FOR: Art Gurevich

MAP NO.: 10-D

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 3982 S. Ellis 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 3-story 8 dwelling unit building whose north and south side yards shall be zero instead of 6'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 property contains a newly constructed 3-story 8 dwelling unit building; the applicant seeks to add additional parking spaces and garages will be located beyond the rear 30 feet of the property; the north and south side yards will be zero for the 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.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 153-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-I
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 4648 N. Rockwell 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 expansion of an existing CTA rapid transit station and to extend the platform and walkways in an R4 General Residence/B2-2 Restricted Retail Districts.

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 April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 154-04-Z
APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-I
 Robert Bushwaller, et.al.
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 4648 N. Rockwell Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence/B2-2 Restricted Retail Districts, the expansion of a CTA rapid transit station and platform whose side yards shall be zero each instead of 15' each and whose rear yard shall be zero instead of 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways shall have a zero side yard instead of 15' and a zero rear yard instead of 20'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 155-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-I
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 4650 N. Francisco 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 new CTA rapid transit station and an extension of the existing platform in an R2 Single Family Residence/B1-1 Local Retail Districts.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 156-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 11-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 4650 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R2 Single Family Residence/B1-1 Local Retail Districts, a proposed construction of a new CTA rapid transit station and the expansion of an existing platform whose front yard shall be zero instead of 20', whose north and south side yards shall be zero each instead of 15' each and to reduce the mid point to zero instead of 60'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways shall have a zero front yard instead of 20', whose north and south side yards shall be zero instead of 15' each and to reduce the midpoint to zero instead of 60'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 157-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-I
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 4648 N. Kedzie 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 new CTA rapid transit station with a platform extension to an existing transit station in an R3 General Residence/B4-2 Restricted Service Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 158-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 11-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 4648 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence/B4-2 Restricted Service Districts, a new CTA rapid transit station and extension of a platform whose front yard shall be zero instead of 20', whose north and south side yards shall be zero each instead of 12' each and to reduce the mid point rear yard to zero instead of 60'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

APPRIMATIVE	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 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways shall have a zero front yard instead of 20', the north and south side yards shall be zero each instead of 12' and to reduce the mid point rear yard to zero instead of 60'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 159-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 321 W. Hill 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 electric sub-station for an existing CTA rapid transit line in an R4 General Residential District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will establish an electric sub-station for the existing CTA rapid transit line; the station will provide power to allow longer trains to be run upon the line; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 160-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 321 W. Hill Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residential District, the erection of a proposed electric sub-station for a CTA rapid transit whose front yard shall be 2' instead of 15' whose rear yard shall be 5' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will establish an electric sub-station for the existing CTA rapid transit line; the station will provide power to allow longer trains to be run upon the line; the subject sub-station shall have a front yard of 2' instead of 15' and whose rear yard shall be 5' instead of 30'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 161-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-H
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 1814 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a CTA rapid transit station and platform in an R3 General Residence/B5 General Service/M1 Restricted Manufacturing Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 162-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-H
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 1814 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence/B5 General Service/M1 Restricted Manufacturing Districts, a proposed CTA rapid transit station and platform whose transitional front yard and side yards shall be zero.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways shall have a transitional front yard of zero and whose side yards shall be zero each; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 163-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 5-G
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 939-47 & 938-46 W. Armitage 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, platform and walk way in an R4 General Residence/B2 Restricted Retail Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 164-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 5-G
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 939-47 & 938-46 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence/B2 Restricted Retail Districts, a proposed CTA rapid transit station, platform and walkway whose east and west side yards shall be zero each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways whose east and west side yards shall be zero each; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 165-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al. **MAP NO.:** 11-H

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

PREMISES AFFECTED: 4648-58 N. Lincoln 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 electric substation, expanded station, platform and walkway in a B5-2 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will establish an electric sub-station and expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 166-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-H
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 4648-58 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-2 Restricted Retail District, a proposed CTA rapid transit station whose rear yard shall be 5' instead of 16'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will establish an electric sub-station and expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways whose rear yard shall be 5' instead of 16'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 167-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-H
 Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 1817 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a CTA rapid transit station and platform in a B2 Restricted Retail/B4 Restricted Service/R3 General Residence Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 168-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-H
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 1817 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2 Restricted Retail/B4 Restricted Service/R3 General Residence Districts, a proposed CTA rapid transit station and platform whose transitional yards, front yards, rear yards and side yards shall be zero.

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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways whose transitional yards shall be zero, front yard shall be zero, each side yard shall be zero and whose rear yard shall be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 169-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 7-G
Robert Bushwaller, et.al.

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 945 W. Wellington Avenue April 16, 2004

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed CTA transit station and platform in an R4General Residence Districts/B4 Restricted Service Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 170-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 7-G
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 945 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4General Residence/B4 Restricted Service Districts, a proposed CTA rapid transit station and platform whose transitional yards, front yards, rear yards and side yards shall be zero.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways whose transitional yards shall be zero, front yard shall be zero, rear yard shall be zero and each side yard shall be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 171-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 3-F
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 1540 N. Sedgwick 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 CTA rapid transit station and platform structure in an R5 General Residence/C1 Restricted Commercial Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 172-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 1540 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence/C1 Restricted Commercial Districts, a proposed CTA rapid transit station and platform whose transitional yards, front yards, rear yards and side yards shall be zero.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways whose transitional yards shall be zero, front yard shall be zero, rear yard shall be zero and each side yard shall be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 173-04-S
APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 7-G
Robert Bushwaller, et.al.
APPEARANCES AGAINST: Reed Harris **MINUTES OF MEETING:**
April 16, 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--

CASE CONTINUED TO
MAY 21, 2004.

THE VOTE

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 174-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 7-G

APPEARANCES AGAINST: Reed Harris

MINUTES OF MEETING:
April 16, 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.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 2004.

THE VOTE

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Chicago Transit Authority

CAL NO.: 175-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 301 W. Chicago 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 C2 General Commercial/C3 Commercial-Manufacturing/B4 Restricted Service/C1 Restricted Commercial/B7 Districts.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 18, 2004.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Chicago Transit Authority

CAL NO.: 176-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 301 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2 General Commercial/C3 Commercial-Manufacturing/B4 Restricted Service/C1 Restricted Commercial/B7 Districts, a proposed CTA rapid transit station and platform whose transitional yards, front yards, rear yards and side yards shall be zero.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 18, 2004.

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

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 177-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan, **MAP NO.:** 11-H
Robert Bushwaller, et.al.

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

PREMISES AFFECTED: 4646-50 N. Western Avenue/4641-45 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 CTA rapid transit station and platform in an R3 General Residence/B5 General Service Districts.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 178-04-Z

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 4646-50 N. Western Avenue/4641-45 N. Western Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence/B5 General Service Districts, a CTA rapid transit station and platform whose required north and south side yard shall be zero and to eliminate the midpoint rear yard.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; the expanded station, platforms and walkways shall have zero north and south side yards and to eliminate the midpoint rear yard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Transit Authority

CAL NO.: 179-04-S

APPEARANCE FOR: Langdon Neal, J. Ryan,
Robert Bushwaller, et.al.

MAP NO.: 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 947 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 CTA rapid transit station and platform in an Incorporated Planned Development #2/R5 General Residence/B4 Restricted Service Districts.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 CTA will expand the existing rapid transit station, platforms and walkways; the project will expand the CTA's capacity and make the station handicap accessible as prescribed by the Americans with Disability Act; the station will be made to accommodate 8 car trains instead of the present 6 car trains; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: 4100/08 N. Western L.L.C. **CAL NO.:** 182-04-S

APPEARANCE FOR: James J. Banks, Michael Boyle **MAP NO.:** 11-I

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

PREMISES AFFECTED: 4100-08 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 4-story 4 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 site presently contains a one story restaurant and parking lot; the applicant will erect a 4-story 4 dwelling unit building with residential use below the second floor; the site will contain 2 additional buildings and the access to parking and refuse storage area will be shared; the building will be constructed full masonry; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: 4100/08 N. Western L.L.C. **CAL NO.:** 183-04-Z
APPEARANCE FOR: James J. Banks, Michael Boyle **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 4100-08 N. Western 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 4-story 4 dwelling unit building whose front yard shall be 7' instead of 12.96'.

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 site presently contains a one story restaurant and parking lot; the applicant will erect a 4-story 4 dwelling unit building; the site will contain 2 additional buildings and the access to parking and refuse storage area will be shared; the building will be constructed full masonry; the building shall have a front yard of 7'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: 4100/08 N. Western L.L.C. **CAL NO.:** 184-04-S
APPEARANCE FOR: James J. Banks, Michael Boyle **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 4104 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 4-story 7 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 site presently contains a one story restaurant and parking lot; the applicant will erect a 4-story 7 dwelling unit building with residential use below the second floor; the site will contain 2 additional buildings and the access to parking and refuse storage area will be shared; the building will be constructed full masonry; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: 4100/08 N. Western L.L.C. **CAL NO.:** 185-04-Z
APPEARANCE FOR: James J. Banks, Michael Boyle **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 4104 N. Western 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 4-story 7 dwelling unit building whose front yard shall be 7' instead of 12.96', north side yard shall be 4' instead of 5.6' and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 site presently contains a one story restaurant and parking lot; the applicant will erect a 4-story 4 dwelling unit building with residential use below the second floor; the site will contain 2 additional buildings and the access to parking and refuse storage area will be shared; the building will be constructed full masonry; the building shall have a front yard of 7' instead of 12.96', north side yard shall be 4' instead of 5.6' and the one required 10' x 25' loading berth will be waived; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: 4100/08 N. Western L.L.C. **CAL NO.:** 186-04-S
APPEARANCE FOR: James J. Banks, Michael Boyle **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 4110 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 4-story 7 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 site presently contains a one story restaurant and parking lot; the applicant will erect a 4-story 7 dwelling unit building with residential use below the second floor; the site will contain 2 additional buildings and the access to parking and refuse storage area will be shared; the building will be constructed full masonry; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Sig Lefkovitz **CAL NO.:** 188-04-Z
APPEARANCE FOR: James J. Banks, Sig Lefkovitz **MAP NO.:** 18-D
APPEARANCES AGAINST: T. Sun and A. Hester **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 1448 E. 75th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, a proposed 5-story 123 single residence occupancy unit and 13 dwelling unit building whose front yard shall be 5'* instead of 12.3', rear yard shall be 10' instead of 30' and to increase the percentage of coverage to 60% instead of 50%.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant will construct a 5-story 123 single room occupancy units and 13 dwelling unit building whose front yard will be 5' instead of 12.3', the rear yard will be 10' instead of 30' and to increase the percentage of lot coverage to 60%; the units will be occupied by mainly senior citizens; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

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

APPLICANT: Piotr Piechnik **CAL NO.:** 189-04-S

APPEARANCE FOR: Thomas Pikarski, Piotr Piechnik **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1566 N. Hoyne 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 2-story rear addition to an exiting 2-story existing single family residence with residential use below the 2nd floor in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 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 applicant has a 2-story single family residence; he will erect a 2-story addition to the existing building; the property is zoned B4-2 which requires a Special Use to have residential use below the second floor; the Board grants the 1st floor residential use to the applicant; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Piotr Piechnik **CAL NO.:** 190-04-Z

APPEARANCE FOR: Thomas Pikarski, Piotr Piechnik **MAP NO.:** 3-H

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

PREMISES AFFECTED: 1566 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a 2-story rear addition to an existing 2-story single family residence whose north yard shall be 8" instead of 2'-6" and whose south side yard shall be 2'-4" instead of 2'-6".

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant has a 2-story single family residence; he will erect a 2-story addition to the existing building; the property is zoned B4-2 which requires a Special Use to have residential use below the second floor; the Board grants the 1st floor residential use to the applicant; the addition shall have a north yard of 8" instead of 2'-6" and south side of 2'-4" instead of 2'-6"; 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: Lamar Bloodworth **CAL NO.:** 191-04-Z

APPEARANCE FOR: Thomas Pikarski, Lamar Bloodworth **MAP NO.:** 7-I

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

PREMISES AFFECTED: 3101 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a proposed 3rd floor addition to an existing 2-story single family residence whose north side yard shall be 1.54' instead of 2.5' and whose south side yard shall be zero instead fo 2.5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 applicant will add a 3rd floor addition to his existing 2-story single family residence; the addition will accommodate his family and it shall have a north side yard of 1.54' instead of 2.5' and south side yard shall be zero; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Mohammed Siddiqi **CAL NO.:** 192-04-Z

APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 17-H

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

PREMISES AFFECTED: 2140 W. Devon Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-5 General Service District, a proposed 5-story 8 dwelling unit with commercial use without the one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 16, 2004.

THE VOTE

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

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

APPLICANT: Mohammed Siddiqi **CAL NO.:** 193-04-Z
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 2144 W. Devon Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-5 General Service District, a proposed 5-story 8 dwelling unit with commercial use without the one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 16, 2004.

THE VOTE

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

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

APPLICANT: Mohammed Siddiqi **CAL NO.:** 194-04-Z

APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 17-H

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

PREMISES AFFECTED: 2150 W. Devon Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-5 General Service District, a proposed 5-story 8 dwelling unit with commercial use without the one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 16, 2004.

THE VOTE

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

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

APPLICANT: Gloria A. Williams **CAL NO.:** 195-04-A
APPEARANCE FOR: Gloria A. Williams **MAP NO.:** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 5702 S. Damen Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of beauty salon in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPEAL IS SUSTAINED AND THE
DECISION OF THE ZONING ADMINISTRATOR
IS REVERSED.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the site was previously occupied by a grocery store, beauty shop and dry cleaners; the beauty salon will be permitted to be re-established at this site.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the applicant is permitted to re-establish a beauty salon.

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

APPLICANT: Filomena Santucci

CAL NO.: 196-04-A

APPEARANCE FOR: None

MAP NO.: 15-O

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 16, 2004

PREMISES AFFECTED: 5718 N. Osage Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a landscaping business as a Home Occupation in an R2 Single Family Residence District.

ACTION OF BOARD--

THIS CAUSE IS DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: German and Bertha Carrasquillo **CAL NO.:** 197-04-A
APPEARANCE FOR: German and Bertha Carrasquillo **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 16, 2004
PREMISES AFFECTED: 3600 W. Cortland Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a motor vehicle repair shop in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPEAL SUSTAINED AND THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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			
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 April 16, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant had previously operated a motor vehicle repair facility at this location from 1996 until 2000; he then became ill and sub-leased the facility to a 3rd party until 2002; the leasee did not maintain a business license; the applicant is allow to re-establish the motor vehicle repair facility.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the applicant is permitted to re-establish the motor vehicle repair facility.

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

APPLICANT: Mustafa Sidiqian **CAL NO.:** 198-04-A
APPEARANCE FOR: Mustafa Sidiqian **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 2837 W. Touhy Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow wholesale bakery license in a B2-1 Restricted Retail.

ACTION OF BOARD--

THE VOTE

APPEAL IS SUSTAINED AND THE
DECISION OF THE ZONING ADMINISTRATOR
IS REVERSED.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:

“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section .”

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant had operated a restaurant at this location; he now will establish an Afghani bakery; he is open to the public as a retail bakery; he will also sell the specialty baked goods to restaurants and food stores; this limited wholesale use is permitted.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and this limited whole sale use is permitted.

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

APPLICANT: Tracy Crawford **CAL NO.:** 199-04-A
APPEARANCE FOR: Tracy Crawford **MAP NO.:** 3-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 4006 W. Division Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in an R3 General Residence District.

ACTION OF BOARD--

APPEAL IS SUSTAINED AND THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

THE VOTE

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

THE RESOLUTION:

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant will operate a beauty salon in a recently remodeled facility; the retail and residential building has been brought into compliance; the space was formerly occupied for retail uses.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the applicant is permitted to establish a beauty salon.

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

APPLICANT: Rand Group, LLC **CAL NO.:** 453-03-S

APPEARANCE FOR: Paul Bennett **MAP NO.:** 10-D

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

PREMISES AFFECTED: 4659 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3 lane drive through facility in conjunction with a proposed bank in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICANT APPROVED.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 2003; and

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

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

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

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

APPLICANT: Robert L. Matthews **CAL NO.:** 40-04-S

APPEARANCE FOR: Robert L. Matthews **MAP NO.:** 1-L

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

PREMISES AFFECTED: 5217-19 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 automobile laundry in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

	APPIRMATIVE	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 Aril 16, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 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 facility is a one story building; the hours of operation will be 7:00 A.M. to 9:00 P.M., Monday through Friday, on Saturday the hours will be 7:00 A.M. to 6 P.M. and Sunday it will be open for a half day; the Board hereby grants the use as an automobile laundry; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Pamela Harrison **CAL NO.:** 220-04-A
APPEARANCE FOR: Pamela Harrison **MAP NO.:** 3-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 16, 2004
PREMISES AFFECTED: 4008 W. Division Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in an R3 General Residence District.

ACTION OF BOARD--

APPEAL IS SUSTAINED AND THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

THE VOTE

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

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

THE RESOLUTION:

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

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the applicant will operate a beauty salon in a recently remodeled facility; the retail and residential building has been brought into compliance; the space was formerly occupied for retail uses.

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the applicant is permitted to establish a beauty salon.