

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

APPLICANT: Lakeside Bank

CAL NO.: 350-04-S

APPEARANCE FOR: John Pikarski

MAP NO.: 4-G

APPEARANCES AGAINST: John Turner

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 1055 W. Roosevelt Road

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

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 17, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MidAmerica Bank, FSB **CAL NO.:** 351-04-S
APPEARANCE FOR: Robert Patel **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 2100 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 drive through facility in conjunction with a proposed bank in a C2-2 General Commercial 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

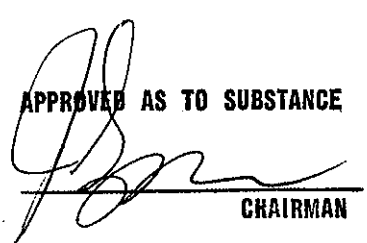
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a drive through facility in conjunction with a 1-story banking facility; that the proposed use is necessary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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings date August 17, 2004 as prepared by the Hezner Corporation and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Bank of America **CAL NO.:** 352-04-S
APPEARANCE FOR: Graham Grady **MAP NO.:** 12-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 5231 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank in conjunction with a 3 lane drive through facility in a C2-2 General Commercial 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:

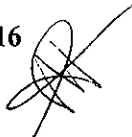
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

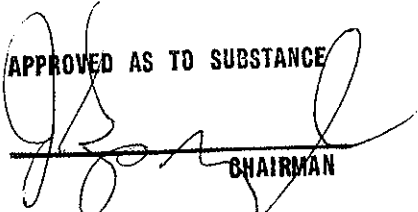
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a bank in conjunction with a 3 lane drive through facility; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated August 11, 2004 and elevation drawings dated April 21, 2004 as prepared by the Gensler Architects and provided the final landscape plan is approved the Department of Planning and Development.

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: G.B. Illinois 2, LLC **CAL NO.:** 353-04-S
APPEARANCE FOR: John George **MAP NO.:** 12-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 5342-74 S. Western Avenue/
2400-22 W. 54th Street/5375 S. Artesian Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed drug store in conjunction with a drive through lane 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

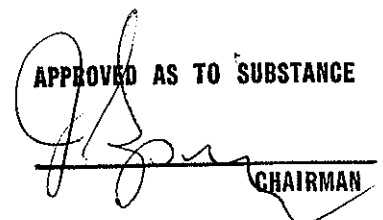
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a drug store with a drive through lane; that the proposed use is necessary for the public convenience at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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan dated July 27, 2004 and elevation drawings date April 20, 2004 as prepared by the DeStefano Architects and the Department of Planning and Development.

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Smithfield Properties XXXI, LLC **CAL NO.:** 354-04-S
APPEARANCE FOR: Rolando Acosta **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 2800 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 proposed bank with 2 drive through lanes in a C2-1 General Commercial 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

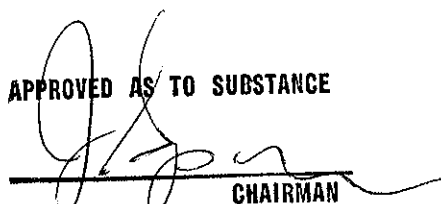
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a bank with 2 drive through lanes; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design, including a partial green roof as prepared on the site/roof plan and elevation drawings dated April 7, 2004 as prepared by the Booth Hansen Architects and provided the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Arturo Zavala

CAL NO.: 355-04-S

APPEARANCE FOR: Juan Soliz

MAP NO.: 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 3040 S. Harding Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a non-accessory parking lot for 12 private passenger vehicles, in a B4-1 Restricted Service District, to serve the offices and restaurant located at 3942-44 W. 31st Street.

ACTION OF BOARD-

CASE CONTINUED TO
OCTOBER 15, 2004

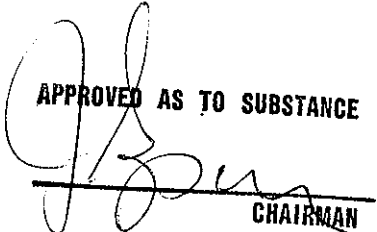
THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mason Midwest Association **CAL NO.:** 356-04-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 4353 W. Lawrence Avenue

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

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

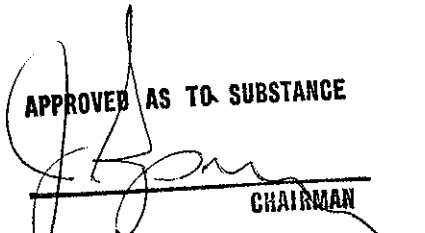
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

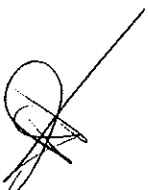
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a community center; that the proposed use is necessary for the public convenience at this location; that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

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN



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

APPLICANT: Maria Carabez **CAL NO.:** 357-04-S

APPEARANCE FOR: Gregory A. Suhar **MAP NO.:** 12-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 5311 S. 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 proposed tatoo and body piercing business in a B4-1 Restricted Service District.

ACTION OF BOARD-

APPLICATION DENIED

THE VOTE

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

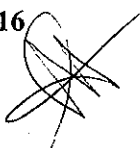
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

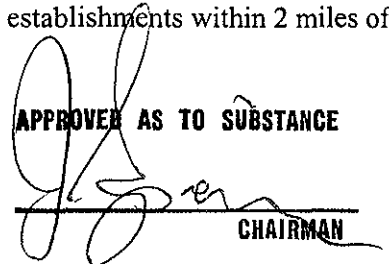
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant currently operates a beauty salon and wishes to establish a tatoo and body piercing business; she states that she has been tattooing for many years; the Department of Planning and Development states that there are three other similar establishments within 2 miles and recommends denial; the Board denies the application and finds that the use is not necessary for the public convenience at this location; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends denial of the proposed tattoo and body piercing business. The Department does not believe this service is necessary for the public convenience at this location since there are three other tattooing establishments within 2 miles of subject site.

BAZ 16



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: ALMA Development, LLC **CAL NO.:** 358-04-S
APPEARANCE FOR: Benard I. Citron **MAP NO.:** 5-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 4815-19 W. Fullerton Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed drug store in a B4-1 Restricted Service District.

ACTION OF BOARD-

CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: ALMA Development, LLC

CAL NO.: 359-04-S

APPEARANCE FOR: Benard I. Citron

MAP NO.: 5-L

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 2338-44 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3 lane drive through facility in conjunction with a proposed bank in a B4-1 Restricted Service District.

ACTION OF BOARD--

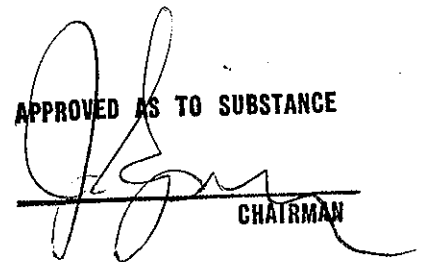
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: All Work, Inc. **CAL NO.:** 360-04-S
APPEARANCE FOR: Tom Pikarski **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 4019 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 day laborer agency in a B4-1 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development has no objection to the establishment of a day laborer agency at this location

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Linda Gonzales **CAL NO.:** 361-04-Z
APPEARANCE FOR: Hilary Silvia **MAP NO.:** 15-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 6334 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the construction of a front porch whose front yard shall be 9.5' instead of 20' and whose east side yard shall be 2' instead of 3.37'.

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:

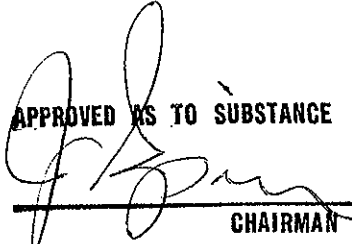
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a front porch whose front yard will be 9.5' and whose east side yards will be 2'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Cyril Forde **CAL NO.:** 362-04-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 4143 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 3 dwelling unit building with residential use below the 2nd floor in a B4-2 Restricted Service District.

ACTION OF BOARD-

APPLICATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 4-story 3 dwelling unit with residential use below the 2nd floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: New Century Bank **CAL NO.:** 363-04-S
APPEARANCE FOR: Benard I. Citron **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 1554 W. North 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 drive through lane facility in conjunction with a proposed bank in an M1-2 General Manufacturing 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish 2-drive through lanes in conjunction with a proposed banking facility; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catholic Bishop of Chicago **CAL NO.:** 364-04-S
APPEARANCE FOR: Tom Moore **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 3107 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 40 seat church 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:

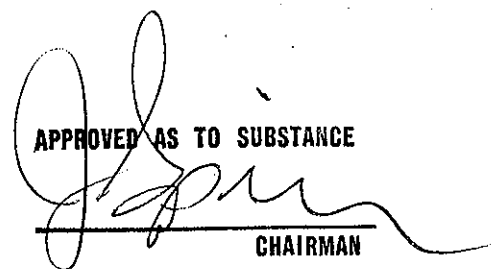
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a 40 seat church; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of all application for a church at his location. The Department notes the existing church has been operating on the subject site since 1959.

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN



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

APPLICANT: Paul Smid **CAL NO.:** 365-04-A
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 2738 N. Pine Grove Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a travel agency (ticket broker) in an R6 General Residence District.

ACTION OF BOARD-

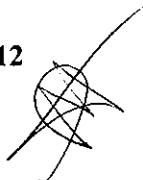
CASE CONTINUED TO
OCTOBER 15, 2004

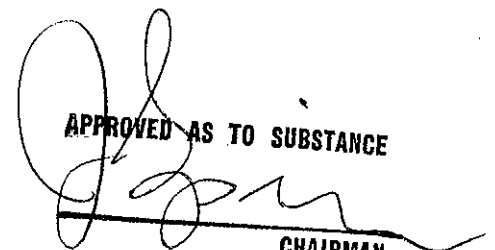
THE VOTE

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

THE RESOLUTION:

BAZ 12



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Todd Bryant

CAL NO.: 366-04-A

APPEARANCE FOR: James J. Banks

MAP NO.: 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 371-75 W. Ontario Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an advertising sign be established, in a B7-5 General Central Business District, within 500 feet of an expressway.

ACTION OF BOARD-

WITHDRAW ON MOTION OF APPLICANT

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: David Sauls **CAL NO.:** 367-04-A
APPEARANCE FOR: Same **MAP NO.:** 1-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 4812 W. Kinzie Street/400 N. Cicero Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment (expansion of a non-conforming use) of a motor vehicle repair facility in a rear building upon a zoning lot which contains second building with dwelling unit in a C1-1 Restricted Commercial District.

ACTION OF BOARD-

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

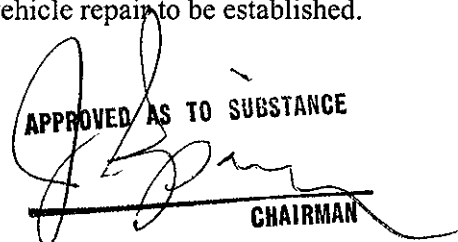
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant will establish a motor vehicle repair facility in the rear building of subject site. The property contains two buildings. The front building contains dwelling units on the 2nd floor and commercial on the 1st floor. The Board will allow the motor vehicle repair to be established.

BAZ 12



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Olavi Goos and Katarina Anderson **CAL NO.:** 368-04-A
APPEARANCE FOR: Same **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 1639 N. Hermitage Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a rear building to be converted to a guest house (a facility without kitchen facilities and for occasional use) in an R3 General Residence District.

ACTION OF BOARD-

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 ."

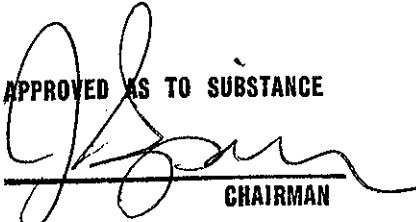
and

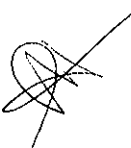
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004; and

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 de-convert the rear dwelling unit into a guest house. This unit will not contain cooking facilities but will have wine bar and wine cooler.

BAZ 12

APPROVED AS TO SUBSTANCE

 CHAIRMAN



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

APPLICANT: Cynthia Ammons

CAL NO.: 369-04-A

APPEARANCE FOR: Same

MAP NO.: 16-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 6312 S. California Avenue

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

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 August 20, 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 will establish a laundromat in a 1-story commercial building.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Antonio Rodriguez **CAL NO.:** 370-04-A
APPEARANCE FOR: Same **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 3427 W. Lawrence Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in a B3-2 General Retail District.

ACTION OF BOARD--

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 ."

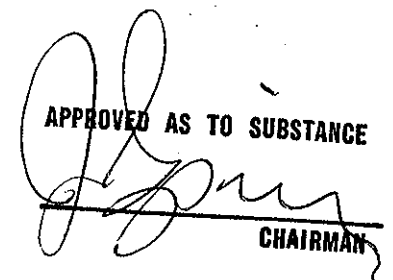
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004; and

WHEREAS, the district maps show that the premises is located in a B3-2 General 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 will establish a beauty salon.

BAZ 12


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Chicago Commercial Carpet & Tile Corporation (A. Wesley) **CAL NO.:** 371-04-A
APPEARANCE FOR: Same **MAP NO.:** 18-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 20, 2004
PREMISES AFFECTED: 1344 W. 79th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of a carpet and tile business in an R3 General Residence District.

ACTION OF BOARD--

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 August 20, 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 has another retail business next door. The zoning district was changed after he began the retail business. The applicant will establish a carpet and tile business. The Board will permit the use.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: M. Y. Finkelman Co. **CAL NO.:** 372-04-A
APPEARANCE FOR: Same **MAP NO.:** 3-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 845 N. Michigan Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing the establishment of a second hand license in an existing jewelry store in a B6-6 Restricted Central Business District.

ACTION OF BOARD-

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 August 20, 2004; and

WHEREAS, the district maps show that the premises is located in a B6-6 Restricted Central Business 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 business will be located in the Water Tower. The applicant will sale a limited amount of used jewelry which is taken in trade.

BAZ 12

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: John Fiegel

CAL NO.: 373-04-A

APPEARANCE FOR: Same

MAP NO.: 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 3901-03 N. Hermitage Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2nd floor addition to an existing 2-story single family residence on an illegally divided zoning lot in an R3 General Residence District.

ACTION OF BOARD--

**WITHDRAW ON MOTION
OF THE APPLICANT**

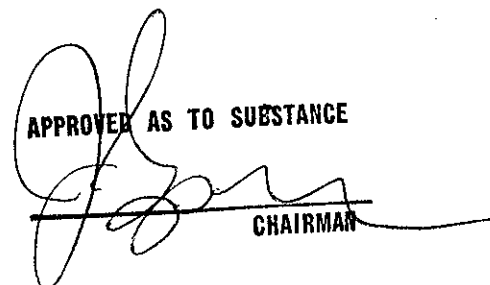
THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

BAZ 12



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Charles N. Besser **CAL NO.:** 374-04-Z
APPEARANCE FOR: John J. George **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 1364 N. Dearborn Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 3-story 2 dwelling unit building whose front yard shall be 5' * instead of 15', whose north and south side yards shall be zero each instead of 4.83' each and whose rear yard shall be zero instead of 30'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

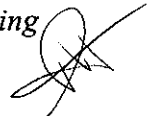
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 3-story 2 dwelling unit building, the applicant will have living space on the 1st level for one of his children; the building will have a 5 foot front yard, north and south yards shall have a zero yard each and the 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

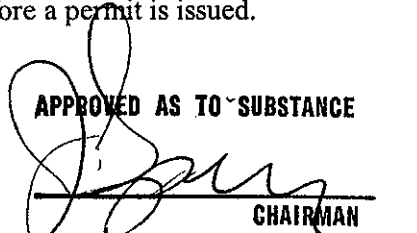
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

BAZ 15

* Amended at Hearing 

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 375-04-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 4647 N. Damen 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 transit station, platform extension and secondary stairs in an R3 General Residence/B4-2 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:

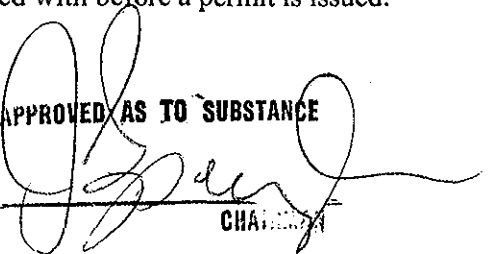
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 376-04-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 4647 N. Damen 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 transit station, platform, stairs and secondary exits with zero front, rear, side and transitional yards.

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 August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 377-04-S

APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 1830 W. Addison 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 transit station, platform extension, walkways and stairs in a R3 General Residence/R4 (S.D.#12) General Residence/B2-1 Restricted Retail/M1-2 Restricted Manufacturing 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

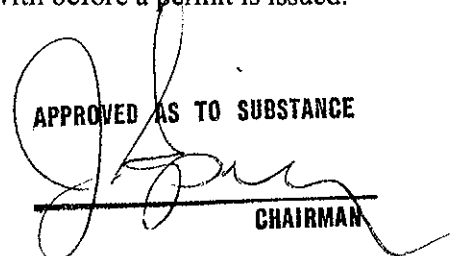
That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

BAZ 16

* Amended at hearing



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 378-04-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 1830 W. Addison Street *
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence/R4 (S.D.#12) General Residence/B2-1 Restricted Retail/M1-2 Restricted Manufacturing Districts, a new transit station, platform extension, stairs, secondary exits whose front, rear, 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 August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

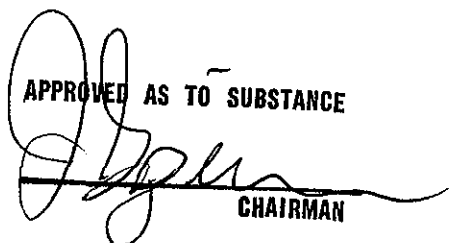
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

BAZ 15

** Amended at hearing*



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 379-04-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 943 W. Diversey Parkway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a new transit station, platform extension, secondary stairs and walkways in a R4 General Residence/B2-2 Restricted Retail/B4-2 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:

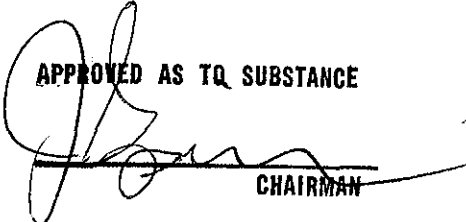
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 380-04-Z

APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 7-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 943 W. Diversey Parkway

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence/B2-2 Restricted Retail/B4-2 Restricted Service Districts, a new transit station, platform extension, stairs, secondary exits whose front, rear, transitional, 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 August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 381-04-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 3410 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 new transit station, platform extension, and stairs in a R3 General Residence/R4 General Residence/B5-2 General Service/B2-2 Restricted 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 382-04-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 3410 N. Lincoln Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence/R4 General Residence/B5-2 General Service/B2-2 Restricted Retail Districts, a new transit station, platform, walkways and exits whose required front, side, rear and transitional 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 August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 383-04-S

APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 3411 N. Southport 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 transit station, platform extension and stairs in an R4 (S.D. #6) General Residence/B4-2 Restricted Service/B2-2 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 384-04-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 3411 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 (S.D. #6) General Residence/B4-2 Restricted Service/B2-2 Restricted Retail District, a transit station, platforms, tracks, stairs and exits whose front, rear, side and transitional 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:

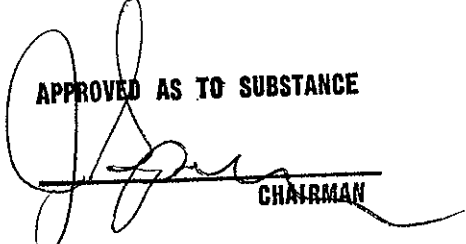
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Akarama Foundation, Inc. **CAL NO.:** 385-04-S
APPEARANCE FOR: Same **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 6220-28 S. Ingleside Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1-story community center in an R5 General Residence District.

ACTION OF BOARD-

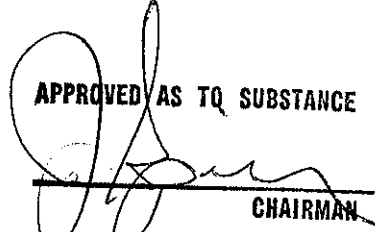
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Akarama Foundation, Inc. **CAL NO.:** 386-04-Z
APPEARANCE FOR: Same **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 6220-28 S. Ingleside Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 1-story community center whose front yard (to allow for accessory parking) shall be zero instead of 15'.

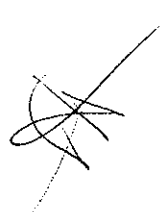
ACTION OF BOARD-

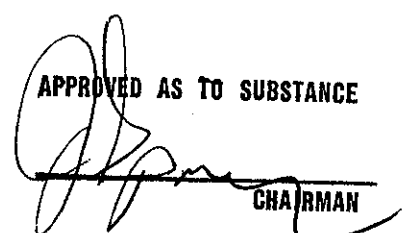
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Spice Restaurant, Inc. **CAL NO.:** 387-04-S

APPEARANCE FOR: David Goitia **MAP NO.:** 1-G

APPEARANCES AGAINST: Francis Ostian **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 833 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 restaurant with liquor consumption in a Planned Manufacturing #5 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:

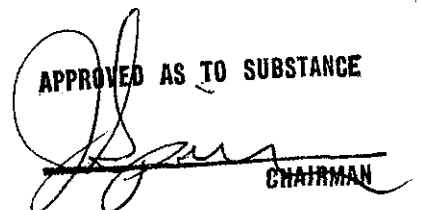
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant has a restaurant to which he will add alcohol consumption as an accessory use; the Board finds that this additional use will not adversely effect the neighborhood; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 2609 Belmont, Inc. **CAL NO.:** 388-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 2609-19 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 proposed 6-story 46 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

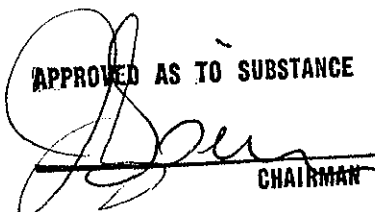
THE VOTE

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 6-story 46 dwelling unit building with residential use below the 2nd floor and pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

MINUTES OF MEETING:

August 20, 2004

CAL NO.: 388-04-S

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

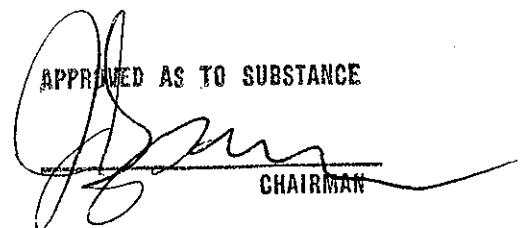
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed ground-level residential use.

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

BAZ 16



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 2609 Belmont, Inc.

CAL NO.: 389-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 2004

PREMISES AFFECTED: 2609-19 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 46 dwelling unit building whose west side yard shall be 4' instead of 6.9', whose front yard shall be zero instead of 15' and whose rear yard shall be zero instead of 30'.

ACTION OF BOARD-

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the 6-story 46 dwelling unit building will have a west yard of 4' front yard will be zero and a zero 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.

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jasper Builders, Inc. **CAL NO.:** 390-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-F
APPEARANCES AGAINST: Reed Harris **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 1502-04 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 6-story 10 dwelling unit building with residential use below the 2nd floor in a B4-4 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

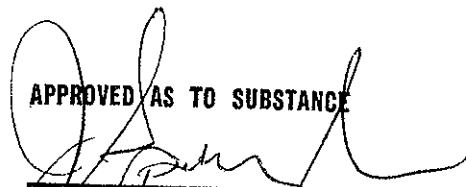
	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA		X	
DEMETRI KONSTANTELOS			
DONALD HUBERT	X		
GIGI McCABE-MIELE		X	
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 6-story 10 dwelling unit building with residential use below the 2nd floor and pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit.



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

MINUTES OF MEETING:

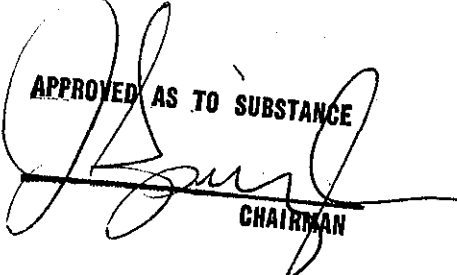
August 20, 2004

CAL NO.: 390-04-S

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

BAZ 16


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

APPLICANT: Jasper Builders, Inc. **CAL NO.:** 391-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-F
APPEARANCES AGAINST: Reed Harris **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 1502-04 N. Sedgwick Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 10 dwelling unit building whose front yard shall be zero instead of 14.9' 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:

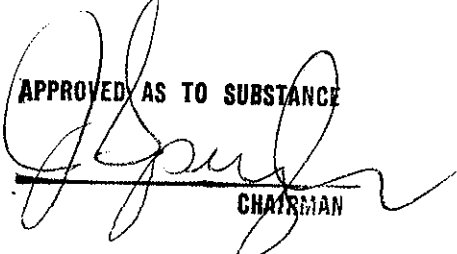
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Yolanda Lorente **CAL NO.:** 392-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 67 E. Cedar Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a 3-story rear addition to an existing 3-story building whose rear yard shall be zero instead of 30', whose west side yard shall be zero instead of 2.2' and to increase the floor area by not more than 15% (497 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

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

THE RESOLUTION:

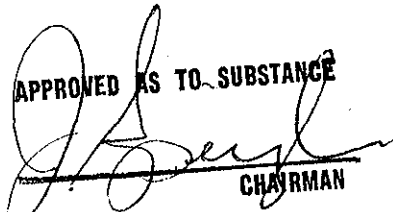
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 3-story rear addition to her existing 3-story single family residence whose rear yard shall be zero, west side yard zero and to increase the floor area by 497 square feet; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Martin J. O'Malley **CAL NO.:** 393-04-S

APPEARANCE FOR: Jim Larsen **MAP NO.:** 9-H

APPEARANCES AGAINST: Brian Fryzel **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 3214-16 N. Ravenswood 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 3-story 6 dwelling unit building with residential use below the 2nd floor in a B4-2 Restricted Service District.

ACTION OF BOARD-

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to erect a 3-story 6 dwelling unit building with residential use below the 2nd floor; the subject site contains 5,424 square feet and therefore does not have the minimum square footage to allow 6 dwelling units to be constructed; the Board finds variations for a reduction in the minimum lot size is based on a desire to increase the profit on this project; the building will be considerably larger than its neighbors and the Board will not grant the variations requested; that the proposed not 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 cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied and the Zoning Administrator is not authorized to permit said special use subject to the following condition(s):

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Martin J. O'Malley CAL NO.: 394-04-Z
APPEARANCE FOR: Jim Larsen MAP NO.: 9-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
August 20, 2004
PREMISES AFFECTED: 3214-16 N. Ravenswood 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 3-story 6 dwelling unit building whose front yard shall be zero instead of 15', whose north and south side yards shall be zero each instead of 3' each, reduce the minimum lot area to 5,424 sq. ft. instead of 6,000 sq. ft. and to waive the one required 10' x 25' loading berth.


ACTION OF BOARD-

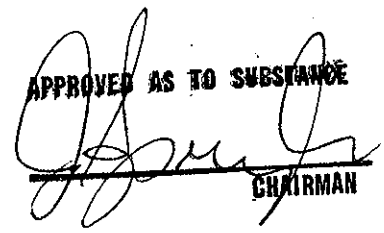
THE CASE IS MOOT, DUE TO THE BOARD'S DETERMINATION IN CASE NO.: 393-04-S

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Board of Education **CAL NO.:** 396-04-Z
APPEARANCE FOR: Rich Danaher **MAP NO.:** 12-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 5134 S. Lotus Avenue/5131 S. Linder Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, a proposed 2-story addition to an existing 2-story elementary school whose east front yard shall be 3'-4" instead of 27.5', whose south side yard shall be 6'-6" instead of 20', whose north side yard shall be 7' instead of 20' and to exceed the .65 floor area ratio to .75 and the rear through lot requirement (located midway on the lot) shall be zero instead of 57'.

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:

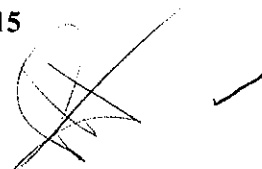
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

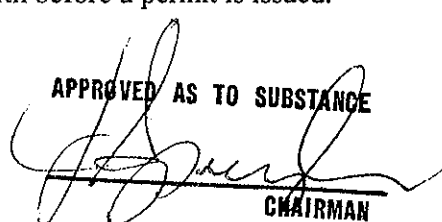
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2-story addition to an existing Chicago Public School whose east yard shall be 3' -4", south side yard shall be 6'-6", north side yard shall be 7', the rear thru lot requirement (midway on this lot) shall be zero and to increase the floor area ratio of .75; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 3500 Archer, LLC **CAL NO.:** 397-04-S
APPEARANCE FOR: Same **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 3500 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 3rd floor addition to an existing 2-story building which will have residential use below the 2nd floor and contain 7 dwelling units and 1 retail space in a B2-3 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:

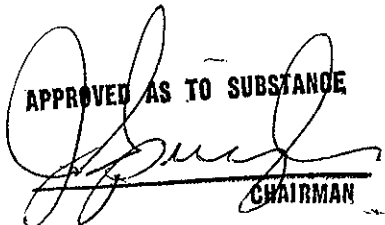
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will construct a 3rd floor addition to an existing 2-story building which will contain 7 dwelling units above the 2nd floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: V-Land Chicago Canal LLC **CAL NO.:** 398-04-S
APPEARANCE FOR: Jack Lawler **MAP NO.:** 2-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 1130 S. Canal Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive through facility 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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated August 12, 2004 as prepared by the Weiss Architects and provided final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christine Katalinic **CAL NO.:** 399-04-Z
APPEARANCE FOR: Benard I. Citron **MAP NO.:** 6-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 234 W. 27th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2 ½-story single family residence whose front yard shall be zero instead of 15' and whose north side yard shall be 1'-3" instead of 2'-6".

ACTION OF BOARD--

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:

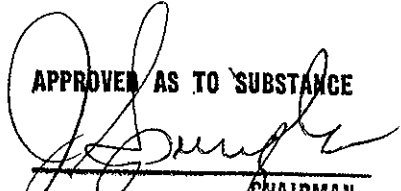
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2 ½-story single family residence whose front yard will be zero and north side yard will be 1' -3"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Sal Indomenico **CAL NO.:** 400-04-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 2138 N. Clifton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 3-story single family residence whose front yard shall be 7'-6" instead of 14.8', whose north side yard shall be zero instead of 2.5' and whose rear yard shall be 27'-4" instead of 30'.

ACTION OF BOARD-

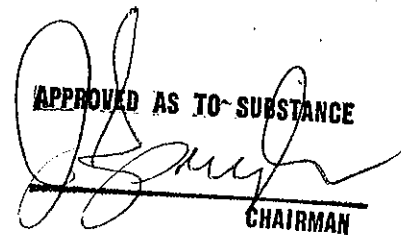
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Preferred-Halsted, LLC **CAL NO.:** 401-04-S

APPEARANCE FOR: Endy Zemenides **MAP NO.:** 28-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 833 W. 115th 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 drug store with a drive through facility in a B4-1 Restricted Service District.

ACTION OF BOARD-

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

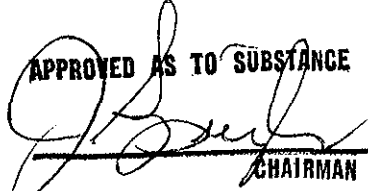
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a drug store with drive through facility; that the proposed use is necessary for the public convenience at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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive-through facility provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings dated May 31, 2004 as prepared by Arcline Associates, Ltd. and provide the final landscape plan is approved by the Department of Planning and Development.

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Marcelo Hand Car Wash **CAL NO.:** 402-04-S
APPEARANCE FOR: Michael LaVelle **MAP NO.:** 3-K
APPEARANCES AGAINST: Rita Massel **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 4300 W. Division 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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 29, 2004; and

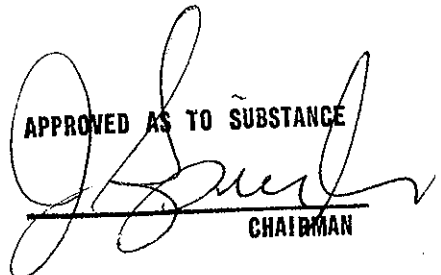
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a hand car wash; the vehicles will be washed and detailed in the building; there will be no queuing on the public street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends denial of the proposed car wash. The Department does not believe the car wash is so that there is adequate vehicular access into the building since there are no curb cuts or driveways leading to the existing overhead garage doors.

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Cyril Forde CAL NO.: 403-04-Z

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

APPEARANCES AGAINST: MINUTES OF MEETING: August 20, 2004

PREMISES AFFECTED: 4143 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, the proposed construction of a 4-story 3 dwelling unit building whose front yard shall be 5' instead of 15' and whose north and south side yards shall be 10" instead of 2.5'.

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 4-story 3 dwelling building whose front yard will be 5' and whose north and south yards will be 11'; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Park District

CAL NO.: 404-04-S

APPEARANCE FOR: Timothy Hitchman

MAP NO.: 19-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 17, 2004

PREMISES AFFECTED: 1631 W. Jonquil Terrace

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

ACTION OF BOARD-

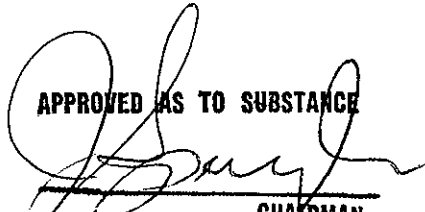
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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



BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Park District **CAL NO.:** 405-04-Z
APPEARANCE FOR: Timothy Hitchman **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 17, 2004
PREMISES AFFECTED: 1631 W. Jonquil Terrace
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail/B4-3 Restricted Service District, an accessory parking lot to qualify as required facilities for two or more uses.

ACTION OF BOARD--

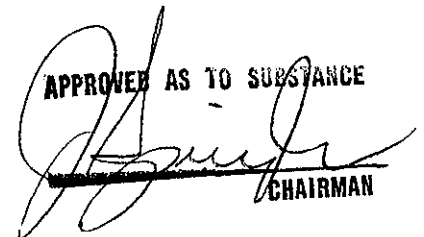
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Park District **CAL NO.:** 241-04-S
APPEARANCE FOR: Same **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 7631 N. Ashland Avenue/1620 W. Howard Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed 1-story community center in a B4-3 Restricted Service/B5-3 General Service Districts.

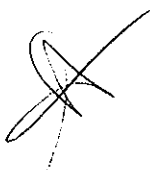
ACTION OF BOARD--

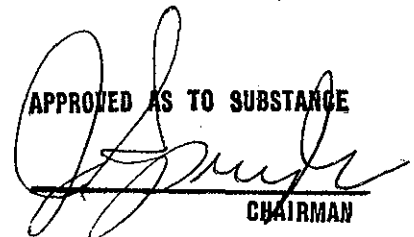
CASE CONTINUED TO
OCTOBER 15, 2004

THE VOTE

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

BAZ 16



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Reliable Asphalt Corporation **CAL NO.:** 259-04-S
APPEARANCE FOR: Same **MAP NO.:** 8-J/K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 3742 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a reprocessible construction demolition material facility which shall operate between 4:00 a.m. to 7:00 p.m. instead of 6:00 a.m. to 7:00 p.m. in a M3/M4 Heavy Manufacturing 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:

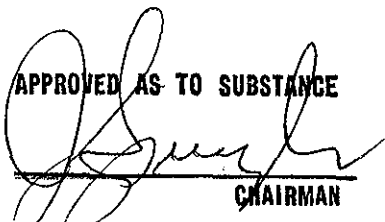
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the applicant will establish a reprocessing site for construction demolition material which will operate between the hours of 4:00 a.m. to 7:00 p.m.; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Division Group, Inc. **CAL NO.:** 265-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 1848-56 W. Division Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD-

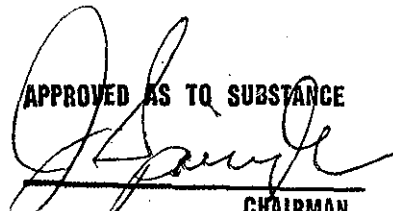
WITHDRAWN ON MOTION
OF THE APPLICANT

THE VOTE

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

BAZ 15



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Krzysztof Bernatek **CAL NO.:** 267-04-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 1924 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose north side yard shall be 2'-4" and south side yards shall be 8" each 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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

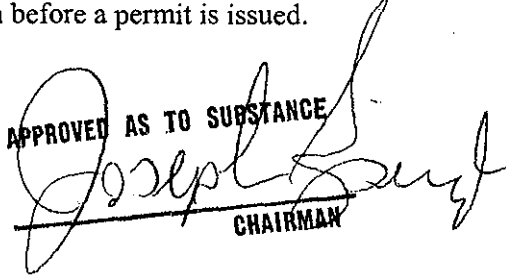
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2-story single family residence whose north side yard will be 2' 4" and whose south side yard will be 8"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

* Amended at Hearing

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Krzysztof Bernatek **CAL NO.:** 268-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 1922 N. Wolcott Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 2-story single family residence whose north 2'-4" and south side yards shall be 8" each instead of 5' 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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will erect a 2-story single family residence whose north side yard will be 2' 4" and whose south side yard will be 8"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

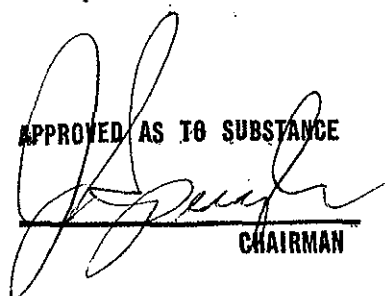
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

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

BAZ 15

* Amended at Hearing



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Brad Opland **CAL NO.:** 283-04-Z
APPEARANCE FOR: Jeffery Sell **MAP NO.:** 11-K
APPEARANCES AGAINST: Paul Kolpak **MINUTES OF MEETING:**
August 20, 2004
PREMISES AFFECTED: 4631 N. Kenton 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 unattached garage whose south side yard shall be zero 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:

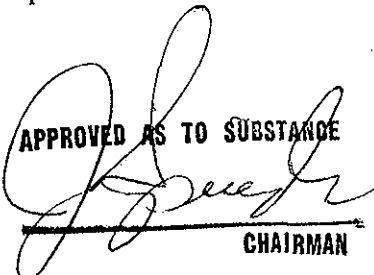
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

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 received a permit for a garage; he built the garage larger than the permit allowed, he now requests the Board to allow his south side yard to be zero; the garage is not in the rear 30 feet of the property; the garage does not obstruct his nearest neighbor; the Board will grant a zero south side yard to the garage; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 287-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 5610-20 W. Diversey Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location, the establishment and expansion of a tavern with live entertainment into an adjacent building in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED

THE VOTE

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

THE RESOLUTION:

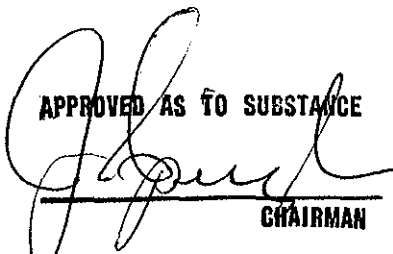
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to legalize the expansion of the existing tavern, the use has been in existence for many years; the applicant is providing additional parking for this use, the Board will allow the expansion of a tavern which includes a public place of amusement license; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. CAL NO.: 288-04-Z

APPEARANCE FOR: James J. Banks MAP NO.: 7-M

APPEARANCES AGAINST: None MINUTES OF MEETING: August 20, 2004

PREMISES AFFECTED: 5610-20 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the expansion of a licensed public place of amusement which is located within 125' of an R3 General Residence 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 June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant wishes to legalize the expansion of the existing tavern, the use has been in existence for many years; the applicant is providing additional parking for this use, the Board will allow the expansion of a tavern which includes a public place of amusement license; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 289-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 5615 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 14 private passenger automobiles, in a B4-1 Restricted Service District, to serve a proposed tavern with public place of amusement for dancing and entertainment located at 5610-20 W. Diversey 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 June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

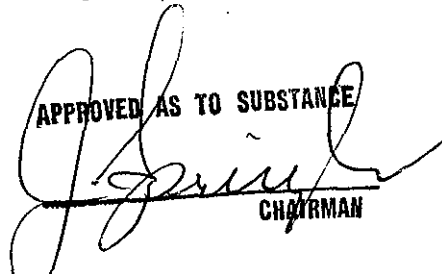
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted Case # 287-04-S and 288-04-Z; the applicant will provide parking for 14 automobiles at this location and the Board will approve the use; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 290-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 2816-56 N. Central Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site required parking lot for 23 private passenger automobiles, in a B4-1 Restricted Service District, to served a proposed expansion in a tavern which will provide entertainment and dancing located at 5610-20 W. Diversey 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:

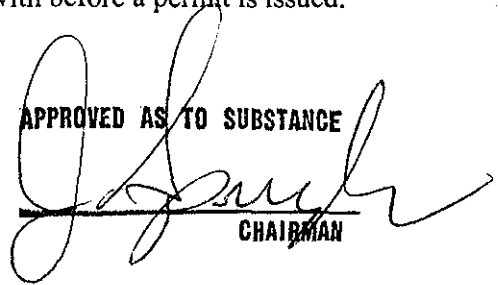
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has granted Case # 287-04-S and 288-04-Z; the applicant will provide parking for 23 automobiles; the Board will approve the use as a parking lot; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter's One Two Three Lounge, Inc. **CAL NO.:** 291-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 20, 2004
PREMISES AFFECTED: 2816-56 N. Central Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, an existing parking lot to qualify as required parking for two uses, one is the tavern is located at 5610-20 W. Diversey Avenue.

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:

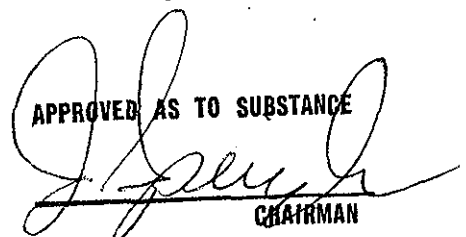
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 28, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the Board has approved 290-04-S and finds that this parking lot will be used at different hours of the day for the grocery store and tavern; the Board will grant the variation ; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

BAZ 15

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Michael Scoby and Joseph Panfil **CAL NO.:** 346-04-S

APPEARANCE FOR: Michael LaVelle **MAP NO.:** 2-H

APPEARANCES AGAINST: Rv. Glenn Chalmers
Sylvia P. Thomas **MINUTES OF MEETING:**
August 20, 2004

PREMISES AFFECTED: 1659 W. Ogden Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern in a B5-3 General Service District.

ACTION OF BOARD-

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 August 20, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant will establish a tavern and restaurant; the applicant will agree to serve liquor only when food is also served. The Board will approve the use as a tavern with the service of food; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

BAZ 16

APPROVED AS TO SUBSTANCE

CHAIRMAN