

MINUTES OF THE REGULAR MEETING OF THE

ZONING BOARD OF APPEALS

at 9:00 A.M. and 2:00 P.M.

held in the City Council Chambers, 2nd Floor, City Hall,
121 N. LaSalle Street, on Friday, November 21, 2003.

The following members were present and constituted a quorum

Joseph J. Spingola
Chairman

Brian L. Crowe
Donald Hubert
Demetri Konstantelos
Gigi Mc-Cabe-Miele

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

MINUTES OF MEETING

November 21, 2003

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on December 19, 2003 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Hubert, Konstantelos, McCabe-Miele. Nays- None.

The Board thereupon held its regular meeting.

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

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Joseph J. Spingola
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Brian L. Crowe
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*Shole
Punch
Nov. Doc
Binder*

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

MINUTES OF MEETING

November 21, 2003

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on December 19, 2003 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Hubert, Konstantelos, McCabe-Miele. Nays- None.

* * * * *

The Board thereupon held its regular meeting.

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

APPLICANT: Lance and Valisa Wilks **CAL NO.:** 404-03-A
APPEARANCE FOR: Lance and Valisa Wilks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2209 W. Belmont Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

2003 NOV 15 AM 11:15
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	

COPY

THE RESOLUTION:

WHEREAS, Lance and Valisa Wilks, owner, on August 19, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of a non-conforming building to permit a 3rd floor dormer addition to an existing 2-story single-family dwelling, in a C1-1 Restricted Commercial District, on premises at 2209 W. Belmont Avenue; and

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 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003; 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: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is a 25' x 125' lot improved with a 2-story single-family dwelling; that the appellant proposes to erect a 3rd floor dormer addition to the existing single family dwelling; that the existing 2-story single family dwelling is non-conforming pursuant to Section 9.3-1(1) of the zoning ordinance which prohibits residential use on the first floor in a C1-1 Restricted Commercial District; that the proposed 3rd floor dormer addition constitutes an expansion of an existing non-conforming use; that the Zoning Board of Appeals has no authority under Section 6.4-6 of the zoning ordinance to permit the use requested; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Lance and Valisa Wilks **CAL NO.:** 405-03-Z
APPEARANCE FOR: Lance and Valisa Wilks **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2209 W. Belmont Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Restricted Commercial District, the erection of a 3rd floor dormer addition to an existing 2-story single family dwelling, whose west side yard shall be zero instead of 2'-6".

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2009 MAR 15 A 11:55

ACTION OF BOARD--

VARIATION DENIED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in a C1-1 Restricted Commercial District; that the applicant proposed to erect a 3rd floor dormer addition to an existing non-conforming 2-story single family dwelling located on a 25' x 125' lot; that on November 21, 2003, the Zoning Board of Appeals denied, in Cal. No. 404-03-A, the applicant's appeal to permit the erection of the aforesaid 3rd floor dormer addition, finding, in part that the proposed dormer addition constitutes an expansion of an existing non-conforming single family dwelling in the C1-1 Restricted Commercial District; that the denial of the applicant's appeal hereby negates the variation requested in the instant case; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied.

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

APPLICANT: Anna Greenberg

CAL NO.: 406-03-S

APPEARANCE FOR: Thomas M. Pikarski

MAP NO.: 10-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 4602 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 day laborer employment agency in a B4-1 Restricted Service District.

BOARD OF APPEALS
R-806 CITY HALL
2004 MAR 15 AM 11:52

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 16, 2004.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

COPY

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

APPLICANT: Harris Trust and Savings Bank **CAL NO.:** 407-03-S
APPEARANCE FOR: John J. George **MAP NO.:** 2-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 516-30 W. Roosevelt Road/1145-55 S. Clinton 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 5 lane drive-through facility in conjunction with a proposed bank, in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 21 15 A 11:52

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; 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 the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by STL Architects, dated November 5, 2003, that the final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: Cash America, Inc. of Illinois **CAL NO.:** 408-03-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 6-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 2337 W. Cermak 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 pawn broker business in an existing 1-story strip mall in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 16, 2003.

THE VOTE

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

2003 NOV 15 AM 11:57
 BOARD OF APPEALS
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

COPY

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

APPLICANT: William Kritt **CAL NO.:** 409-03-S
APPEARANCE FOR: William Kritt **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2101-25 W. Walnut Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in Planned Manufacturing District #4, to serve the various properties located within the 2100 W. Walnut Avenue block.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

2003 NOV 15 AM 11:55
 BOARD OF APPEALS
 R-803 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; 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 fencing and landscaping shall be provided in accordance with applicable provisions of the Chicago Landscape Ordinance; and

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

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

APPLICANT: Luisa C. Lira and Angel A. Silva **CAL NO.:** 410-03-S
APPEARANCE FOR: **MAP NO.:** 4-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 1004 W. 18th 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 tattoo parlor in a C1-2 Restricted Commercial District.

BOARD OF APPEALS
R-806 CITY HALL
2004 NOV 15 AM 11:52

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 20, 2004.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: McDonald's Corporation **CAL NO.:** 411-03-S
APPEARANCE FOR: Bridgett O'Keefe **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 3245 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 drive-through lane in a proposed fast food restaurant in a B4-2 Restricted Service District.

BOARD OF APPEALS
 R-806 CITY HALL
 2003 NOV 15 AM 11:5

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; 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 the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Compass Consulting Group dated August 21, 2003, that the final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: Crab Street Saloon, L.P. d/b/a Blyss **CAL NO.:** 412-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G
APPEARANCES AGAINST: Cesario et. al. **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 1056 W. Monroe 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 required off-site parking lot for 42 private passenger automobiles, in a B4-5 General Service District, to serve a restaurant located at 1061 W. Madison Street.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 NOV 15 AM 11:52

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the applicant wishes to establish an off-site parking lot for 42 private passenger vehicles; the lot will provide a dual use to two separate businesses; the applicant is required to provide this parking; the applicant has obtained a 10 year lease to use 42 spaces of the total provided; the lease is cancelable by the lessor upon notice of 30 days with no cause to be given; the Board finds that this lease does not provide the applicant with a long term right to use the 42 parking spaces to serve its restaurant at 1061 W. Madison; 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.

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

APPLICANT: Crab Street Saloon, L.P. d/b/a Blyss **CAL NO.:** 413-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G
APPEARANCES AGAINST: Brad Cesario et. al. **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 1056 W. Monroe Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 General Service District, the dual use of an off-site parking lot serving a restaurant at 1061 W. Madison Street.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 NOV 15 A 11:53

ACTION OF BOARD--

APPLICATION DENIED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use as an off-site parking lot has been denied by the Zoning Board of Appeals in Cal. No. 412-03-S; that the denial of the applicant's special use hereby negates the variation requested in the instant case; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied.

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

APPLICANT: Tom and Magda Slattery **CAL NO.:** 414-03-Z
APPEARANCE FOR: Thomas S. Moore, Tom Slattery **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 1837 N. Cleveland Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #19) District, the erection of a 3rd floor addition to an existing 2-story single family residence, whose north side yard will be 11" instead of 2'-4", and whose rear yard will be 5'-6" instead of 30'.

2004 MAR 15 A 11:53
 BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 2-story single family residence exists and the applicant will add a 3rd floor addition whose north side yard shall be 11' and whose rear yard shall be 5'-6"; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: BP Development, Inc. **CAL NO.:** 415-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-1
APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2146 N. Rockwell Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 2 dwelling unit building whose front yard will be 7'-5" instead of 11', with no north* side yard instead of 2'-6", and whose rear yard will be 20'-1" instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 A 11:53

ACTION OF BOARD--

CASE CONTINUED TO
 JANUARY 16, 2004.

COPY

THE VOTE

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

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

*Amended at the public hearing.

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

APPLICANT: BP Development, Inc.

CAL NO.: 416-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 2147 N. Talman Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 2 dwelling unit building whose front yard will be 7'-5" instead of 11', with no south side yard instead of 2'-6", and whose rear yard shall be 20'-1" instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 16, 2004.

THE VOTE

COPY

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

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2003 MAR 15 A 11:53

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

APPLICANT: Michael Clarke **CAL NO.:** 417-03-S

APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4140 S. Michigan 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 residential use below the 2nd floor in a proposed 3 1/2-story 4 dwelling unit building, in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 MAR 15 A 11:00

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3 1/2-story 4 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

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

APPLICANT: Michael Clarke **CAL NO.:** 418-03-S

APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4142 S. Michigan 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 residential use below the 2nd floor in a proposed 3 ½-story 4 dwelling unit building, in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 MAR 15 A 11:53

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3½-story 4 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

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

APPLICANT: Michael Clarke **CAL NO.:** 419-03-S
APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 4146 S. Michigan 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 residential use below the 2nd floor in a proposed 3 ½-story 4 dwelling unit building, in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 15 AM 11:53

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3½-story 4 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

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

APPLICANT: Michael Clarke **CAL NO.:** 420-03-S

APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4148 S. Michigan 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 residential use below the 2nd floor in a proposed 3 1/2- story 4 dwelling unit building, in a B4-2 Restricted Service District.

2003 NOV 15 A 11:53
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3½-story 4 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

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

APPLICANT: Michael Clarke **CAL NO.:** 421-03-S

APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4150 S. Michigan 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 residential use below the 2nd floor in a proposed 3 1/2- story 4 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3½-story 4 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

THE VOTE

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

2004 MAR 15 4 11 PM EST

ZONING BOARD OF APPEALS R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Michael Clarke **CAL NO.:** 422-03-S

APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4152 S. Michigan 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 residential use below the 2nd floor in a proposed 3 1/2- story 4 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

	2003 NOV 15 A 11:15 ZONING BOARD OF APPEALS R-806 CITY HALL	APPROVAL	ABSENCE
		AFFIRMATIVE	NEGATIVE
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 November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3½-story 4 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

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

APPLICANT: Michael Clarke **CAL NO.:** 423-03-S

APPEARANCE FOR: Thomas M. Pikarski, Michael Clarke **MAP NO.:** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4158 S. Michigan 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 residential use below the 2nd floor in a proposed 3 1/2- story 5* dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3½-story 5 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the building elevations of the subject building shall be consistent with the elevation drawings in terms of materials, windows and other details as illustrated by MJC Architects, dated November 21, 2003; and

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

*Amended at the public hearing.

THE VOTE

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2003 NOV 15 AM 11:38

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

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

APPLICANT: Mark McInerney
APPEARANCE FOR: Mark McInerney
APPEARANCES AGAINST: None
PREMISES AFFECTED: 458 W. 42nd Place

CAL NO.: 424-03-Z
MAP NO.: 10-F
MINUTES OF MEETING:
 November 21, 2003

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story single family residence, with no west side yard instead of 5'-4", whose east side yard will be 3' instead of 5'-4", and whose front yard will be 14' instead of 20'.

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 2-story single family residence shall have no west side yard, 3' east side yard and a 14' front yard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

THE VOTE

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

2003 NOV 15 A 11:50
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

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

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

APPLICANT: MCM Properties, Inc.* **CAL NO.:** 425-03-Z
APPEARANCE FOR: James J. Banks, Chris Karbowski **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 1646* N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 6 dwelling unit and commercial space building with a waiver 10' x 25' loading berth*, whose minimum lot area will be 5,791 sq. ft. instead of 6,000 sq. ft.

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 4-story 6 dwelling unit and commercial building will not be required to provide a loading berth and will provide a minimum lot of 5,791 sq. ft.; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 21 15 A 11:53

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

APPLICANT: MCM Properties, Inc.* **CAL NO.:** 426-03-Z
APPEARANCE FOR: James J. Banks, Chris Karbowski **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 1652 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 6 dwelling unit and commercial space building whose minimum lot area will be 5,611 sq. ft. instead of 6,000 sq. ft. and with a waiver of the required 10' x 25' loading berth.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 NOV 15 A 11:53

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 4-story 6 dwelling unit and commercial building without one required loading berth and a minimum lot of 5,611 sq. ft.; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

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

APPLICANT: MCM Properties, Inc.* **CAL NO.:** 427-03-Z
APPEARANCE FOR: James J. Banks, Chris Karbowski **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 1656 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 6 dwelling unit and commercial space building whose minimum lot area shall be 5,588 sq. ft. instead of 6,000 sq. ft. and with a waiver of the required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 4-story 6 dwelling unit and commercial building without one required loading berth and a minimum lot of 5,588 sq. ft.; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

THE VOTE

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

2003 NOV 15 AM 11:33
 ZONING BOARD OF APPEALS
 R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: JJJ Properties, Inc.

CAL NO.: 428-03-Z

APPEARANCE FOR: Richard Kruse

MAP NO.: 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 5978* N. Lincoln 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 erection of a proposed 6-story 21 dwelling unit building, with no front yard instead of 15', and whose rear yard shall be 28' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 15 AM 11:53

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 16, 2004.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

*Amended at the public hearing.

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

APPLICANT: Concerned Citizens, Inc. **CAL NO.:** 429-03-S
APPEARANCE FOR: Paul W. Shadle **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 904 N. St. Louis 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 transitional shelter for no more than 18* women and children in an existing 2-story single family residence with a 2-story rear addition in an R3 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 NOV 15 A 11:50

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X	
X		

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 2-story single family residence is being used as a transitional shelter; the applicant proposed to create a second floor addition and to allow up to 18 persons to be sheltered; the building addition would be out of scale with the 1½-story buildings on this block; that the proposed use is not necessary for the public convenience at this location; that the applicant has not presented sufficient evidence to show that the expansion will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied.

*Amended at the public hearing.

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

APPLICANT: Concerned Citizens, Inc. **CAL NO.:** 430-03-Z
APPEARANCE FOR: Paul W. Shadle **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 904 N. St. Louis Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a proposed rear 2-story addition to a 2-story transitional shelter whose north side yard shall be 1'-2" instead of 3' and whose front yard shall be 13' instead of 20'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 AM 11:50

ACTION OF BOARD--

APPLICATION DENIED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the property consists of a 2-story residence which shelters women and children; that the applicant seeks to enlarge the residence and shelter no more than 18 women and children; that the applicant wished to add bedrooms to the second floor; the Board finds the addition to the building and expansion fo the number of people at the side is not supported by the evidence presented and the physical expansion would alter the essential character of this neighborhood; it is therefore

RESOLVED, that the variation is hereby denied.

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

APPLICANT: Catholic Bishop of Chicago/
St. Richards Catholic Church **CAL NO.:** 431-03-A*

APPEARANCE FOR: Gary I. Wigoda, Fr. Thomas Bernas **MAP NO.:** 12-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 5032 S. Kostner Avenue

NATURE OF REQUEST: Application from the decision of the Office of the Zoning Administrator

ACTION OF BOARD--

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

THE VOTE

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

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

COPY

THE RESOLUTION:

WHEREAS, THE Catholic Bishop of Chicago/St. Richard's Parish, owner, on September 16, 2003, filed an 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/recreational hall and offices, in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, at its regularly scheduled meeting held on November 21, 2003, amended the aforesaid special use application to an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 2-story gymnasium building with parish facilities as an accessory use to St. Richard's Parish church and school, in an R3 General Residence District, on premises at 5032 S. Kostner Avenue; 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 in this case, hereby makes the following findings of fact; that the proposed use is to be located in an R3 General Residence District; that the subject site is a 264' x 330' parcel of land and is improved with the St. Richard's Parish church and school; that the applicant proposes to erect a 2-story building intended to contain 12,500 sq. ft. on both levels; that the proposed building will contain a gymnasium, parish offices, kitchen and bathroom facilities for use by St. Richard's Parish and school; that the Board finds that under Article 3.2 "Definitions" of "Accessory Building, Structure or Use", the proposed building and its uses are clearly accessory to the principal church and school use at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a 2-story gymnasium and parish facilities building as an accessory use only to an existing church and school, on premises at 5032 S. Kostner Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

*Amended at the public hearing.

ZONING BOARD OF APPEALS
R-806 CITY HALL

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

APPLICANT: Catholic Bishop of Chicago/
St. Richards Catholic Church **CAL NO.:** 432-03-Z

APPEARANCE FOR: Gary I. Wigoda, Fr. Thomas Bernas **MAP NO.:** 12-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 5032 S. Kostner Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the construction of a proposed 2-story gymnasium building with parish facilities, whose front yard will be 7' instead of 20', with no mid-pont rear yard on a through lot instead of 60'; with no west side yard instead of 12', and with a waiver of the one required 10' x 25' loading berth.*

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on November 21, 2003, the Zoning Board of Appeals approved, in Cal. No. 431-03-A , as amended, the establishment of a 2-story gymnasium building with parish facilities as an accessory use to the principal church and school use at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

The gymnasium will have a front yard of 7' , no mid point yard, no west yard and to waive the loading berth;

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

*Amended at the public hearing.

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

APPLICANT: Ellen Morris **CAL NO.:** 433-03-Z
APPEARANCE FOR: James J. Banks, Ellen Morris **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2100 N Magnolia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story single family residence with breezeway, whose north side yard will be 3.7' instead of 4.52', and whose rear yard will be 22.83' instead of 30'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 15 A 11:50

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a proposed 3-story single family residence with breezeway will be constructed whose north side yard will be 3.7' instead of 4.52' and whose rear yard will be 22.38' instead of 30'; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: 5315 Ravenswood, Inc. **CAL NO.:** 434-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 5315-17 N. Ravenswood 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 erection of a proposed 3-story rear addition to an existing 3-story 7 dwelling unit* building, whose residential rear yard shall be 2'-2" instead of 30', and with a waiver of the one required 10' x 25' loading berth.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 A 11:54

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 3-story 7 dwelling unit building will have a 3-story addition whose rear yard will be 2'-2" and will not require one loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

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

APPLICANT: Northside Developers **CAL NO.:** 435-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2250 N. Southport Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story single family residence, whose front yard will be 5' instead of 20', and whose north and south side yards will be 1.25' each instead of 2.5' each.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 MAR 15 A 11:54

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 2-story single family residence will have a 5' front yard and 1.25' north and south side 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.

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

APPLICANT: Piotr Piechnik **CAL NO.:** 436-03-Z

APPEARANCE FOR: John J. Pikarski, Jr., Piotr Piechnik **MAP NO.:** 5-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 2036-40 N. Western Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 9 dwelling unit and commercial building, whose minimum lot area will be 8,424 sq. ft. instead of 9,000 sq. ft.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 15 11:54 AM

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that proposed is a 4-story 9 dwelling unit and commercial building whose minimum lot area will be 8,424 sq. ft.; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Eric Bizon **CAL NO.:** 437-03-Z

APPEARANCE FOR: John J. Pikarski, Jr., Piotr Tokarz **MAP NO.:** 13-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4962-64 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 4-story 8 dwelling unit building whose minimum lot area will be 7,518 sq. ft. instead of 8,000 sq. ft.

Zoning Board of Appeals
 806 City Hall
 Nov 15 11:54 AM

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 50.5' x 150' lot currently improved with a 1-story office building and a 2-story office and apartment building; that the applicant proposes to demolish the existing structures and erect a 4-story 8 dwelling unit building with interior parking at the subject site; that the Bureau of Traffic of the City of Chicago, states in a memorandum dated November 10, 2003, to the Department of Zoning, that it has no objection to the parking configuration of the interior parking garage finding that there should be no maneuverability constraints because all of the aisle widths within the garage are above city standard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Processo B. Ocampo **CAL NO.:** 438-03-A

APPEARANCE FOR: Processo B. Ocampo **MAP NO.:** 12-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 5224 S. Damen Avenue

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 NOV 15 A 11:50

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

COPY

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 November 21, 2003; 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: that no current business license has been maintained for more than one year; the use as a motor vehicle repair and tire changing facility is not a permitted use in a B2-1 Restricted Retail District; no evidence has been presented to prove the Zoning Administrator's decision was in error; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Jose Huriado

CAL NO.: 439-03-A

APPEARANCE FOR: Jose Huriado

MAP NO.: 4-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 2658 W. 21st Place

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a 4th dwelling unit in a former commercial unit in an existing 3 dwelling unit building, in an R4 General Residence District.

ZONING BOARD OF APPEALS
R-806 CITY HALL
2003 NOV 15 A 11:50

ACTION OF BOARD--

THE VOTE

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

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 November 21, 2003; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the former commercial unit has not been maintained within this building; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the Board will grant a substitution of one dwelling unit for the former commercial use, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: David Odulio **CAL NO.:** 440-03-A

APPEARANCE FOR: Gary Wigoda, David Odulio **MAP NO.:** 7-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 2449 N. Central Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a business office with signage in an R3 General Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 A 11:5

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED.

THE VOTE

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

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

COPY

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 November 21, 2003; 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 commercial use and unit has not been maintained as evidence by no licensure at this location for more than one year, the Board does not allow a commercial use to be established in an R3 General Residence District; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: La'Rita Lindsey Bey **CAL NO.:** 441-03-A

APPEARANCE FOR: La'Rita Lindsey Bey **MAP NO.:** 18-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 7636 S. Winchester Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 928 sq. ft. 2nd floor addition to an existing 2-story single family residence in an R2 Single Family Residence District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 A 11:55

ACTION OF BOARD--

THE VOTE

THE DECISION OF THE ZONING ADMINISTRATOR IS AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

COPY

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 November 21, 2003; and

WHEREAS, the district maps show that the premises is located in an rR2 Single Family 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 decision of the Zoning Administrator is hereby affirmed since the Board does not allow the appellant to expand the floor area in excess of .65 of the square footage of the lot; the appellant has presented no evidence to show the Zoning Administrator's decision to be in error.

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Willie and Marilyn Eldridge **CAL NO.:** 442-03-A
APPEARANCE FOR: Willie Eldridge **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 65-67 W. 103rd Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a restaurant in an R3 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS HEREBY REVERSED.

COPY

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 November 21, 2003; 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: that the appellant had purchased the building as a restaurant several years ago; the Department of Construction and Permits has issued a Building Permit to remodel the property as a restaurant as evidence by stamped plans; the Board reverses the decision of the Zoning Administrator not to allow the issuance of a limited business license for a restaurant.

RESOLVED, that the Board directs the Zoning Administrator to allow the issuance of a limited business license for a restaurant.

THE VOTE

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 AM 11:51

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

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

APPLICANT: Firm Foundation

CAL NO.: 443-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 1853 W. Nelson Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the establishment of a proposed 2-story single family residence whose front yard shall be 11'-2" instead of 20', west side yard of zero instead of 7'-3" and east side yard of 3'-4" instead of 7'-3".

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 16, 2004.

COPY

THE VOTE

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

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

BOARD OF APPEALS
R-806 CITY HALL
2003 MAR 15 AM 11:55

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

APPLICANT: Daniel James Riordan

CAL NO.: 444-03-Z

APPEARANCE FOR: Daniel James Riordan

MAP NO.: 22-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 8955 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R1 Single Family Residential District, the erection of a proposed 2-story addition to the rear of an existing 2-story single family residence, whose north side yard will be 3"* instead of 5'.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 MAR 15 AM 11:55

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a 2-story single family residence shall have a 2-story rear addition whose north side yard will be 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.

*Amended at the public hearing.

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

APPLICANT: The Martinucci Family Enterprises, LP **CAL NO.:** 445-03-S

APPEARANCE FOR: Patrick Turner **MAP NO.:** 7-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 2800 N. Ashland Avenue/1600 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 4 lane drive-through facility in conjunction with a proposed 2-story bank, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 16, 2004.

COPY

THE VOTE

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

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
2003 MAR 15 AM 11:50

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

APPLICANT: Methodist Youth Services, Inc. **CAL NO.:** 446-03-S
APPEARANCE FOR: Gregg Graines **MAP NO.:** 17-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 1737 W. Touhy 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 transitional shelter for males between the ages of 16* to 22 years old, in a B4-2 Restricted Service District.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2003 MAR 15 AM 11:5

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that a transitional residence for males between 16 to 22 years of age will exist; the applicant has operated a transitional residence at this location for several years; 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 the population served shall consist of males between the ages of 16 to 22 years old.

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

*Amended at the public hearing.

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

APPLICANT: First Commercial Bank **CAL NO.:** 447-03-S
APPEARANCE FOR: Dennis Aukstik, Scott Yelvington **MAP NO.:** 15-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2935 W. Peterson 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 1-story bank, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

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

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 NOV 21 15 11:55

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; 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 the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Holabird & Root, dated November 21, 2003; that the final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: Vishal and Usha Shah

CAL NO.: 328-03-S

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 5000-06 W. Irving Park Road

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

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

COPY

THE VOTE

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

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

NOV 21 15 4 11:55
 BOARD OF APPEALS
 R-806 CITY HALL

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

APPLICANT: Chinese Consolidated Benevolent Association **CAL NO.:** 333-03-S

APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 6-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 250 W. 22nd Place

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 4 private passenger automobiles, in an R4 General Residence District, to fulfill the parking requirements for a proposed 6 dwelling unit building to be located at 259 W. 22nd Place.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

COPY

THE VOTE

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

2003 NOV 15 AM 11:15
ZONING BOARD OF APPEALS
R-866 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Chinese Consolidated Benevolent Association **CAL NO.:** 334-03-Z

APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 6-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 259 W. 22nd Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 6 dwelling unit building, whose front yard will be 6' instead of 12', whose east side yard will be 1'-3" instead of 2.5', and whose rear yard will be 19' instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

COPY

THE VOTE

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

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

ZONING BOARD OF APPEALS
R-806 CITY HALL
NOV 21 15 A 11

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

APPLICANT: Genesis Homes L.L.C. **CAL NO.:** 347-03-Z
APPEARANCE FOR: David Rintz **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 21, 2003
PREMISES AFFECTED: 4311 S. Ellis Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2-story 2 dwelling unit building, with no north and south side yards instead of 2' each.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

2003 NOV 15 AM 5:00
 BOARD OF APPEALS
 R-905 CITY HALL

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the single family residence will fill in the space formerly occupied by a townhome and it will have no side 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.

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

APPLICANT: Iglesia Cristiana Puerta AlCielo **CAL NO.:** 350-03-S
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 12-L
APPEARANCES AGAINST: Michael R. Zalewski **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 4946 S. Cicero Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 30 seat church in a B4-1 Restricted Service District.

BOARD OF APPEALS
 R-806 CITY HALL
 NOV 21 15 A 11:51

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

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

COPY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; 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 the church shall be granted this special use for a term of one (1) year in order to allow time for it to relocate. The church is located within a Tax Increment Funding district.

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

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

APPLICANT: North Shore Community Bank & Trust **CAL NO.:** 359-03-S

APPEARANCE FOR: John Fritchey **MAP NO.:** 15-K

APPEARANCES AGAINST: John Pikarski **MINUTES OF MEETING:**
November 21, 2003

PREMISES AFFECTED: 4343 W. Peterson 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 2 ½-story banking facility, in a B4-2 Restricted Service District.

BOARD OF APPEALS
 ROOM 905 CITY HALL
 NOV 21 15 A 11:56

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 16, 2004.

COPY

THE VOTE

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

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