

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

APPLICANT: Rudolf Steiner Group of the Anthroposophical Society **CAL NO.:** 371-02-S

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002

PREMISES AFFECTED: 4249 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an private club, in a B3-2 General Retail District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

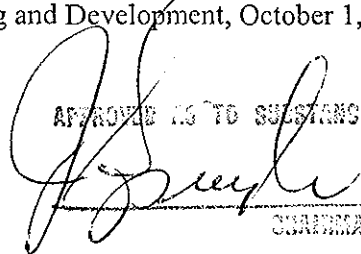
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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 organization is educational in nature, consisting mainly of lectures and study groups to promote an understanding of the work of philosopher Rudolf Steiner and related authors; that the applicant's use of the premises will include a small library/bookstore and two meeting rooms for members; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and that no off-street parking is required as determined by the Department of Planning and Development, October 1, 1998.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Moran Foods, Inc.

CAL NO.: 372-02-S

APPEARANCE FOR: Christopher Novy

MAP NO.: 3-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 1539-43 N. Central Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location the leasing of an existing off-site accessory parking lot, in an R3 General Residence District, to serve a grocery store located at 5555 W. North Avenue.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
JANUARY 17, 2003.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: GDH Investments, L.L.C. **CAL NO.:** 374-02-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 5-G
APPEARANCES AGAINST: William P. Boznos **MINUTES OF MEETING:**
 February 21, 2003
PREMISES AFFECTED: 4944-46 N. Damen Avenue
NATURE OF REQUEST: Remand from the Appellate Court of Illinois, Fourth Division

ACTION OF BOARD--

THE VOTE

APPLICATION DISMISSED IN
 ACCORDANCE WITH THE FINDINGS OF
 THE ILLINOIS APPELLATE COURT,
 FOURTH JUDICIAL DIVISION.

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		

THE RESOLUTION:

WHEREAS, GHD Investments, L.L.C., owner, on July 21, 1997, filed an application for a special use under Article 11 f the zoning ordinance for the approval of the location and the establishment of retail uses in a proposed 2-story building, in Planned Manufacturing District #1, on premises at 934-44 W. North Avenue; and

WHEREAS, that on December 19, 1997, the Zoning Board of Appeals, in Cal. No. 374-97-S, approved the establishment of the aforesaid retail uses in a proposed 2-story building, on premises at 934-44 W. North Avenue, upon condition that 34 leased off-site parking spaces were to be located at 955 W. Weed Street, as provided for in companion application No. 375-97-S; and

WHEREAS, that a summons in administrative review was subsequently filed in the Circuit Court of Cook County, as 98 CH 9802069; that the Circuit Court of Cook County subsequently upheld the findings and resolution of the Zoning Board of Appeals; and

WHEREAS, that the Circuit Court findings were appealed to the Appellate Court of Illinois, Fourth Judicial Division, for consideration upon the merits that the Zoning Board of Appeals' grant of a special use approval was against the manifest weight of the evidence; and

WHEREAS, that on February 10, 2000, the Appellate Court of Illinois, Fourth Judicial Division, issued a ruling that reversed the findings of the Circuit Court; set aside the Zoning Board of Appeals' decision granting GDH Investments, L.L.C. application for the special use; and remanded the matter back to the Zoning Board of Appeals; and

WHEREAS, that in the opinion of the Appellate Court, the Zoning Board of Appeals' findings that the proposed retail use of the subject property would furnish adequate off-street parking and that the off-street parking provided met the requirements of the Planned Manufacturing District ordinance, were against the manifest weight of the evidence; and

(Continued on page 56a of minutes.)

MINUTES OF MEETING

February 21, 2003

Cal. No. 374-97--S

COPY

WHEREAS, that on September 15, 2000, a hearing was held on the aforesaid remand order by the Zoning Board of Appeals at its regularly scheduled meeting; that the special use was thereupon vacated and held for naught; and

WHEREAS, that on February 21, 2003, a hearing was held on the aforesaid remand by the Zoning Board of Appeals at its regularly scheduled meeting; and

WHEREAS, that the special use heretofore granted in Cal. No. 374-97-S be and is hereby dismissed in accordance with the findings of the Appellate Court of Illinois, Fourth Judicial Division, dated February 10, 2000.

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

APPLICANT: GHD Investments, L.L.C. **CAL NO.:** 375-97-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 5-G
APPEARANCES AGAINST: William P. Boznos **MINUTES OF MEETING:**
 February 21, 2003
PREMISES AFFECTED: 955 W. Weed Street
NATURE OF REQUEST: Remand from the Appellate Court of Illinois, Fourth Division

ACTION OF BOARD--

THE VOTE

APPLICATION DISMISSED IN
 ACCORDIANCE WITH THE FINDINGS OF
 THE ILLINOIS APPELLATE COURT,
 FOURTH DIVISION.

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, GHD Investments, L.L.C., for Mid-City Parking, Inc., owner, on July 21, 1997, filed an application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of 34 parking spaces in an existing parking lot, in an M2-5 General Manufacturing District, to fulfill the parking requirement for a proposed retail store to be located at 934-44 W. North Avenue; and

WHEREAS, on December 19, 1997, the Zoning Board of Appeals approved, in Cal. No. 375-97-S, the leasing of 34 parking spaces in an existing parking lot located at 955 W. Weed Street to fulfill the parking requirement for a proposed retail store to be located at 934-44 W. North Avenue, which retail use was approved by the Zoning Board of Appeals, on December 19, 21997, in Cal. No. 374-97-S; and

WHEREAS, that a summons in administrative review was subsequently filed in the Circuit Court of Cook County, as 98 CH 9802069; that the Circuit Court subsequently upheld the findings and resolution of the Zoning Board of Appeals; and

WHEREAS, that the Circuit Court findings were appealed to the Appellate Court of Illinois, Fourth Judicial Division for consideration upon the merits that the Zoning Board of Appeals' grant of a special use approval was against the manifest weight of the evidence; and

WHEREAS, that on February 10, 2000, the Appellate Court of Illinois, Fourth Judicial Division, issued a ruling that reversed the findings of the Circuit Court; set aside the Zoning Board of Appeals' decisions granting GDH Investments, L.L.C. application for a special use; and remanded the matter back to the Zoning Board of Appeals; and

WHEREAS; that in the opinion of the Appellate Court the parking agreement entered into between GHD Investments L.L.C. and Mid-City Parking, Inc., the owner of the 955 W. Weed Street property, was not definite as to which 34 parking spaces were to be reserved for use by the tenants, employees, invitees, customers, and other persons affiliated with the property, and, importantly, it did not transfer possession of the parking spaces to GDH Investments, L.L.C.; that the parking agreement merely entitled certain persons affiliated with the property to use 34 parking spaces, subject to rules and regulations promulgated by the owner of the property and that the parking agreement was a license rather than a lease; and

(Continued on page 57a of minutes.)

MINUTES OF MEETING

February 21, 2003

Cal. No. 375-97-S

COPY

WHEREAS, that on September 15, 2000, a hearing was held on the aforesaid Remand by the Zoning Board of Appeals at its regularly scheduled meeting; that the special use was thereupon vacated and held for naught; and

WHEREAS, that n February 21, 2003, a hearing was held on the aforesaid Remand by the Zoning Board of Appeals at its regularly scheduled meeting; and

WHEREAS, that the special use hereby approved in Cal. No. 375-97-S be and is hereby dismissed in accordance with the findings of the Appellate Court of Illinois, Fourth Division, dated February 10, 2000.

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

APPLICANT: Investment Management Group **CAL NO.:** 376-02-S
APPEARANCE FOR: Caroline A. Nash **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 7716 N. Haskins Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 11 private passenger automobiles, in an R4 General Residence District, to serve the 30 dwelling unit building located at 7715 N. Hermitage.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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

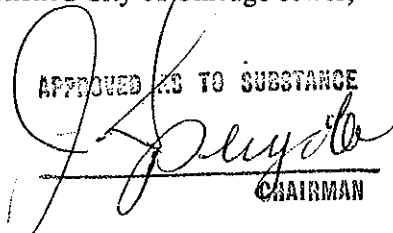
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

That the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time.

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 8a.)

APPROVED AS TO SUBSTANCE

 CHAIRMAN

COPY

MINUTES OF MEETING

October 18, 2002

Cal. No. 376-02-S

That ornamental fencing shall be provided on the north and east lot lines;

That striping and lighting shall be provided; that concrete wheel stops shall be provided;

That ingress and egress shall be from N. Haskins Avenue; that the driveway shall be constructed in accordance with applicable ordinances;

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPROVED TO PROCEED

CHAIRMAN

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

APPLICANT: Investment Management Group **CAL NO.:** 377-02-S
APPEARANCE FOR: Caroline A. Nash **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 18, 2002
PREMISES AFFECTED: 1721 W. Jonquil Terrace
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 12 private passenger automobiles, in a B5-3 General Service District, to serve the 30 dwelling unit building located at 7715 N. Hermitage.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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

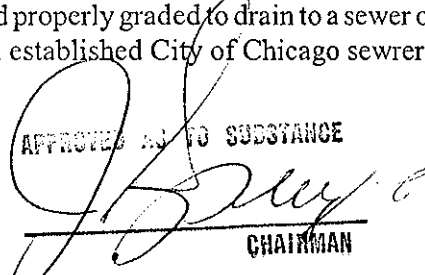
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

That the parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer

(Additional conditions follow on page 9a.)

APPROVED AS TO SUBSTANCE

 CHAIRMAN

MINUTES OF MEETING

October 18, 2002

Cal. No. 377-02-S

COPY

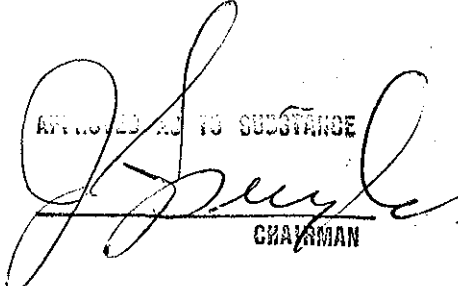
That ornamental metal fencing shall be provided on the north lot line; that a guard rail shall be provided on the east property line excepting that portion of the site stipulated for three parking spaces with access from the abutting alley;

That striping and lighting shall be provided; that concrete wheel stops shall be provided;

That ingress and egress shall be from W. Jonquil Terrace and from the alley abutting the site to the east for three parking spaces located in the south portion of the subject lot, provided a waiver of the alley barrier requirement is obtained from the City Council;

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: A & A Midwest Rebuilders Suppliers, Inc. **CAL NO.:** 378-02-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** October 18, 2002
PREMISES AFFECTED: 4118-28 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of 19 private passenger automobiles, in an M2-3 General Manufacturing District, to satisfy the parking requirement for an existing manufacturing use located at 4050 S. Wentworth Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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

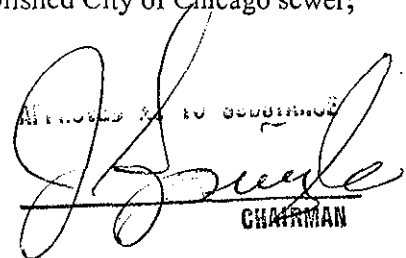
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

That the proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located with the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 10a.)


 CHAIRMAN

COPY

MINUTES OF MEETING

October 18, 2002

Cal. No. 378-02-S

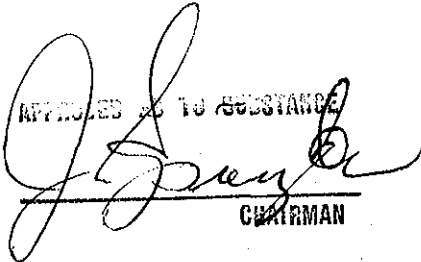
That the lot shall be enclosed by 6 feet high decorative metal fencing excepting the driveway;

That striping and lighting shall be provided

That ingress and egress shall be via the public alley abutting the site to the west, provided a waiver of the alley barrier requirement is obtained from the City Council;

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Darryl Acey **CAL NO.:** 379-02-S
APPEARANCE FOR: Darryl Acey **MAP NO.:** 20-D
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 8548 S. Stony Island Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing salon, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
JANUARY 17, 2003.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Union League Barreto Boys & Girls Club **CAL NO.:** 380-02-S
APPEARANCE FOR: Stephen J. Schlegel **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 18, 2002
PREMISES AFFECTED: 1214 N. Washtenaw Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 2-story addition to an existing community center, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

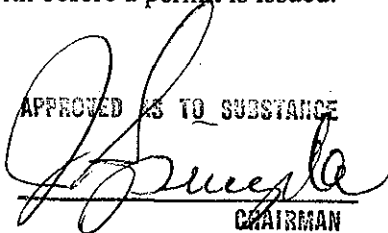
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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 all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Edward N. Simon, Jr. CAL NO.: 381-02-Z
 APPEARANCE FOR: Gary I. Wigoda, John Lee MAP NO.: 15-G
 APPEARANCES AGAINST: None MINUTES OF MEETING:
 October 18, 2002
 PREMISES AFFECTED: 1455 W. Norwood Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a proposed 2-story rear addition and a 3rd floor addition to an existing 2-story with basement stucco single-family dwelling, whose front yard will be 15.95' instead of 26.58', whose east side yard will be 3.16' and whose west side yard will be 2.34' instead of a combined side yards of 9' with neither side yard less than 3', and to increase the allowable floor area ratio to .75 of the .65.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

THE RESOLUTION:

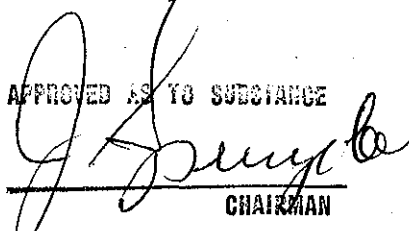
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Pam L. Valy

CAL NO.: 382-02-S

APPEARANCE FOR:

MAP NO.: 12-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 6500 W. Archer Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

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

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

APPLICANT: Laura Hartman **CAL NO.:** 383-02-Z
APPEARANCE FOR: Thomas S. Moore, Laura Hartman **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 1441 W. Wolfram Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (S.D. #3) District, the extension of an existing covered landing into a front porch, whose front yard will be 5.55' instead of 15'.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

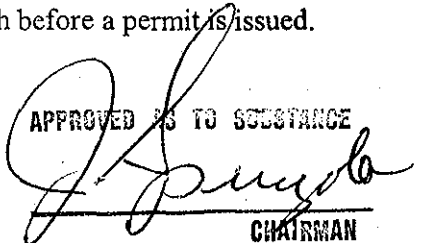
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Kensington Park II, L.L.C.* **CAL NO.:** 384-02-S

APPEARANCE FOR: Thomas S. Moore, Alan D. Lev **MAP NO.:** 4-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002

PREMISES AFFECTED: 1642-1746 S. Indiana Avenue/118-132 East 118th 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 residential use below the 2nd floor in a proposed 4-story 39 townhouse dwelling unit building, in a B4-5 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

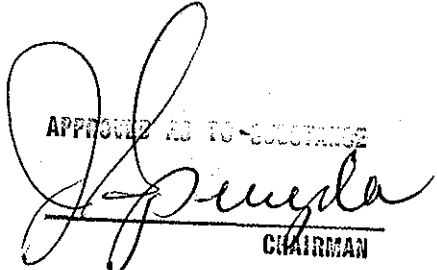
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

That the applicant shall build consistent with the site plan and elevation drawings prepared by Baus, Dring, Main Architects, dated October 18, 2002, and in substantial compliance with the landscape plan prepared by Carlson Landscape Associates, Inc., dated September 6, 2002.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

*Amended at the public hearing.

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

APPLICANT: Kensington Court L.L.C.

CAL NO.: 385-02-S

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 1640 S. Indiana 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 (parking for dwelling units) below the 2nd floor in a proposed 6-story 20 dwelling unit building, in a B4-5 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 13, 2002.

COPY

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

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

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

APPLICANT: Kensington Court L.L.C.

CAL NO.: 386-02-Z

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 1640 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in B4-5 Restricted Service District, the construction of a proposed 6-story 20 dwelling unit building with a 7th level stairwell and elevator enclosure, with no front yard instead of 15', no north yard instead of 6'-10", and a waiver of the one required 10' x 24' loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 13, 2002.

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

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

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

APPLICANT: Mohammad Ghouleh

CAL NO.: 387-02-A

APPEARANCE FOR: None

MAP NO.: 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 6458 S. Laflin Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Kenneth E. Brunke, Jr.

CAL NO.: 388-02-A

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 2256 N. Magnolia Avenue

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception.

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Jerzy Kenar **CAL NO.:** 389-02-A
APPEARANCE FOR: Jerzy Kenar **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 1001-03 N. Wolcott Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

COPY

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

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jerzy Kenar, owner, on June 28, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 5th dwelling unit in lieu of a former tavern, in an R4 General Residence District, on premises at 1001-03 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 25, 2002, 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 7.12-2(1)."

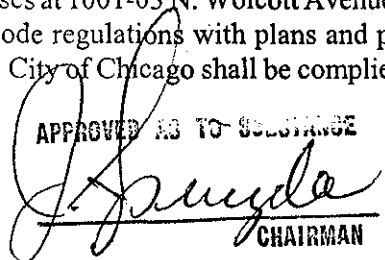
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002; 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 proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2 ½ story building containing 4 dwelling units and a non-conforming tavern; that the appellant seeks to convert the non-conforming tavern to a dwelling unit for a total of 5 dwelling units; that the change of use from a non-conforming tavern to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance provided the premises is brought into compliance with all applicable building code regulations; 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 5th dwelling unit in lieu of a former tavern for a total of 5 dwelling units with no additional off-street parking required, on premises at 1001-03 N. Wolcott Avenue, upon condition that the premises is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Robert Jacobson **CAL NO.:** 390-02-A

APPEARANCE FOR: H. Reed Harris, Robert Jacobson **MAP NO.:** 9-G

APPEARANCES AGAINST: James J. Banks, Dan O'Leary **MINUTES OF MEETING:**
October 18, 2002

PREMISES AFFECTED: 818 W. Aldine Street

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator

ACTION OF BOARD-- **THE VOTE**

COPY

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

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Robert Jacobson, owner of the property at 822 W. Aldine Street, on June 31, 2002, filed an objector's appeal from the decision of the Office of the Zoning Administrator which granted an Exception to the property owner at 818 W. Aldine Street permitting a front yard of 7.5' instead of 14.9', and a rear yard of 26.44' instead of 30', and which denied a request to increase the building height, in an R5 General Residence District (S.D. #16), on premises at 818 W. Aldine Street; and

WHEREAS, on May 16, 2002, the Office of the Zoning Administrator granted an Exception, in File #02-006-ZE to Jasper Construction for a reduction of the front yard requirement from 14.9' to 7.5' and the reduction of the rear yard requirement from 30' to 26.44' in the construction of a 4-story 4 dwelling unit building at 818 W. Aldine Street;

WHEREAS, the zoning exception request for an increase in the height of the proposed 4-story 4 dwelling unit building was denied by the Office of the Zoning Administrator.

WHEREAS, a public hearing was held on this Objector's Appeal by the Zoning Board of Appeals at its regular meeting held on October 18, 2002; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District (S.D. #16); 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 an R5 General Residence (S.D. #16); that the subject site is currently improved with a 2 ½ story frame residential building; that the appellant proposes to erect a 4-story 4 dwelling unit building at the subject site; that appellant in this case contends that in the construction of the proposed 4-story 4 dwelling unit building the water table will be diminished by concrete running from front to back without sufficient land to absorb the water; that the proposed residential building will contribute to existing congestion in the area; and that the wishes of the people residing in the area were not taken into consideration by the Office of the Zoning Administrator in its zoning exception decision and in its failure to notify the residents in the area of the filing of the Exception request; that the Zoning Board of Appeals finds that no evidence was presented to substantiate the appellant's testimony or that the Zoning Administrator exceeded his authority in the granting of the Exception; it is therefore

RESOLVED, that the objector's appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting an Exception be and it hereby is affirmed.

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: Kathe Dinic CAL NO.: 391-02-A
APPEARANCE FOR: None MAP NO.: 9-G
APPEARANCES AGAINST: MINUTES OF MEETING:
PREMISES AFFECTED: 818 W. Aldine Avenue October 18, 2002
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception.

ACTION OF BOARD--

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

COPY

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Augustine Quintana **CAL NO.:** 392-02-A
APPEARANCE FOR: Augustine Quintana **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 4208 W. Armitage Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator

ACTION OF BOARD--

THE VOTE

COPY

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

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Augustine Quintana, owner, on July 3, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile service garage for the installation of radios and alarms, in a B1-1 Local Retail District, on premises at 4208 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 26, 2002, 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 8.3-1."

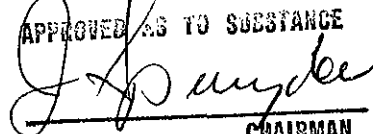
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002; and

WHEREAS, the district maps show that the premises is located in a B1-1 Local 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 the proposed use is to be located in a B1-1 Local Retail District, that the subject site is improved with a 2-story brick commercial building with an on-site parking area abutting the building to the west; that the appellant operates a retail car accessories business/service garage at the subject site and now seeks to include the installation of alarm systems and radios; that the subject premises has been previously occupied by business uses, the last use having been a sign painting business which ceased operation approximately 10 months ago; that the change of use from a sign painting business to a retail car accessories business/service garage with the installation of alarm systems and radios is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 an automobile service garage including the installation of alarm systems and radios, in a 2-story brick commercial building, on premises at 4208 W. Armitage Avenue, upon condition that all work shall be done within the existing building at the subject site; that the hours of operation shall be limited to the hours between 10 A.M. And 6 P.M., Monday through Saturday; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: La Cruzada Misionera CAL NO.: 393-02-S

APPEARANCE FOR: MAP NO.: 4-I

APPEARANCES AGAINST: MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 2624-26 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 270 seat church, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPELLANT.

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 806

APPLICANT: La Cruzada Misionera CAL NO.: 394-02-S

APPEARANCE FOR: MAP NO.: 4-I

APPEARANCES AGAINST: MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 2624-26 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 transitional shelter in the basement of an existing 1 and 4 story building containing a church and dwelling units, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITH DRAWN UPON
MOTION OF APPLICANT.

COPY

THE VOTE

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

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

APPLICANT: La Cruzada Misionera

CAL NO.: 395-02-S

APPEARANCE FOR:

MAP NO.: 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED: 2627 W. Cermak Road

January 17, 2003

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 51 private passenger automobiles, in a C1-2 Restricted Commercial District, to satisfy the parking requirements for a church to be located at 2624-26 W. Cermak Road.

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
X		
X		
X		
X		
X		

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

APPLICANT: La Cruzada Misionera

CAL NO.: 396-02-S

APPEARANCE FOR:

MAP NO.: 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 2620-22 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 transitional shelter in a 4-story building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 17, 2003.

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

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

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

APPLICANT: South Central Bank and Trust Company of Chicago **CAL NO.:** 397-02-S

APPEARANCE FOR: Charles R. Bernardini, Marc Grayson **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** October 18, 2002

PREMISES AFFECTED: 160 N. Morgan Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed bank in a C3-2 Commercial Manufacturing District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

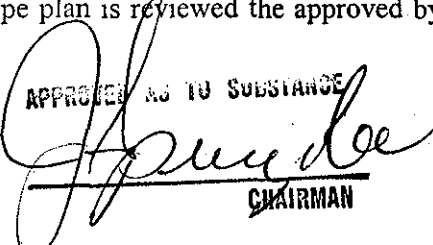
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

That the applicant shall build in substantial compliance with the site plan and elevation drawings prepared by Mayes Architects, Inc. dated October 18, 2002 and provided the final landscape plan is reviewed the approved by the Department of Planning and Development.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Chicago Youth Program, Inc. CAL NO.: 398-02-S
 APPEARANCE FOR: John J. George MAP NO.: 12-E
 APPEARANCES AGAINST: None MINUTES OF MEETING:
 December 13, 2002
 PREMISES AFFECTED: 5340-58 S. Prairie Avenue/218-32 E. 54th 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 community center a proposed 1-story building, in an R5 General Residence District.

COPY

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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 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 806

APPLICANT: Chicago Youth Program, Inc.

CAL NO.: 399-02-Z

APPEARANCE FOR: John J. George

MAP NO.: 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 5340-58 S. Prairie Avenue/218-32 E. 54th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the construction of a proposed 1-story community center building, whose front yard will be 5' instead of 15', and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 13, 2002.

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Derek Noughton CAL NO.: 400-02-Z
 APPEARANCE FOR: John J. Pikarski, Jr., Derek Noughton MAP NO.: 15-L
 APPEARANCES AGAINST: Kathleen O'Neill, Ray Speare, Dick McDowell MINUTES OF MEETING:
 October 18, 2002
 PREMISES AFFECTED: 6061 N. Lucerne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the construction of a 1-story enclosed porch whose east side yard will be .6" instead of 4'-9".

ACTION OF BOARD--

COPY

THE VOTE

VARIATION DENIED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

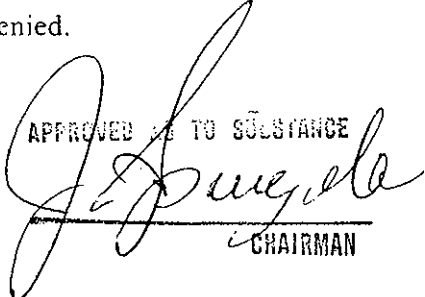
AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; 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 said use is located in an R1 Single-Family Residence District; that the subject site is a 49.35' x 131.94' lot improved with a recently constructed 2 ½ story brick single-family dwelling; that an enclosed entry way is located on the east site of the existing single-family dwelling; that the applicant seeks to legalize the existing enclosed entry way; that testimony presented indicates that the enclosed entry was constructed subsequent to the issuance of a building permit and was not indicated on the original building's permit; that the said enclosed entry abuts a west side entrance to the single-family dwelling at 6055 N. Lucerne Avenue; that no evidence was presented to indicate that the applicant could not obtain a reasonable return on his property under the regulations of the district in which the property is located nor that any unique circumstances exist; that any hardship existing is self-created by the applicant; that the subject enclosed entry way is not compatible nor consistent with existing residential improvements in the block and that the said porch located .6" from the property's east side yard lot line overcrowds the property line; it is therefore

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Robert & Lisa Fitzsimmons **CAL NO.:** 403-02-A
APPEARANCE FOR: James J. Banks, Robert and Lisa Fitzsimmons **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** October 18, 2002
PREMISES AFFECTED: 1620 N. Sedgwick Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

COPY

THE VOTE

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

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

THE RESOLUTION:

WHEREAS, Robert and Lisa Fitzsimmons, owner, on August 7, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the construction of a 3rd floor addition and an open stair case to an existing rear dwelling unit on a lot which also is improved with an existing dwelling unit on the front of the lot, in an R4 General Residence District, on premises at 1620 N. Sedgwick Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 2002, 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 5.5."

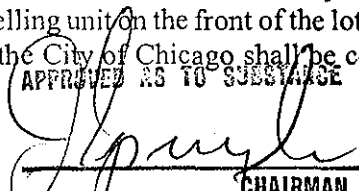
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002; 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 6,109 sq. ft. lot and is improved with a 2 ½ story single-family condominium dwelling unit on the rear of the lot which is additionally improved with a 2 ½ story dwelling unit building on the front of the lot; that the appellants propose to erect a 3rd floor addition and an open stair case to the existing rear 2 ½ story single-family condominium building; that the Office of the Zoning Administrator contends that there are two principal buildings on one zoning lot; that evidence presented indicates that the rear 2 ½ story residential building is approximately 100 years old and is therefore a legal non-conforming use at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant's have established the basis of their appeal; it is therefore

WHEREAS, 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 construction of a 3rd floor addition and an open stair case to an existing rear dwelling unit on a lot which also is improved with a existing dwelling unit on the front of the lot, on premises at 1620 N. Sedgwick Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Enrique Hernandez
APPEARANCE FOR: Enrique Hernandez
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1443 N. Astor Street

CAL NO.: 405-02-Z

MAP NO.: 3-E

MINUTES OF MEETING:
 October 18, 2002

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the construction of a 13' x28' 3rd floor addition to an existing 4-story single-family dwelling with existing 3rd level rear roof deck and attached garage, with no north side yard instead of 3.4', whose rear yard will be 28' instead of 30', and to increase the floor area by not more than 15% of the floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.*

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

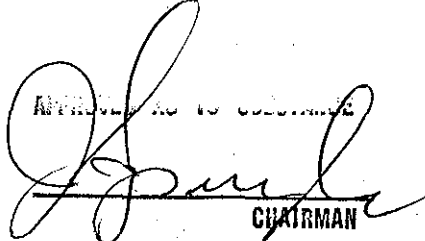
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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



 CHAIRMAN

*Amended

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

APPLICANT: Aiden Ratigan **CAL NO.:** 406-02-Z
APPEARANCE FOR: James J. Banks, Aiden Ratigan **MAP NO.:** 13-L
APPEARANCES AGAINST: Martha Kastigar **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 5252 W. Carmen 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 3rd story addition to an existing 2 ½- story frame single family residential, whose front yard will be 18' instead of 20', whose east side yard will be 3.84' instead of 5.3', whose west side yard will be 3.82' instead of 5.3', and to increase the basement's height.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

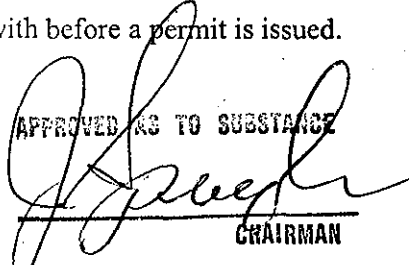
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; 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 an R3 General Residence District; that the subject site is a 30' x 125.40' lot improved with a 2 ½ story frame single-family dwelling; that the applicant seeks to erect a 3rd story addition to the existing structure; 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 in that the proposed addition is necessary to provide additional living space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances; that the proposed addition will not affect an adequate supply of light and air to abutting residential buildings to the east and west in that there is approximately 8 feet between the subject building and the residential buildings; that the variations, if granted, will be compatible with existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Akiba Schechter Jewish Day School **CAL NO.:** 407-02-Z
APPEARANCE FOR: Lynn Hanley **MAP NO.:** 12-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 18, 2002
PREMISES AFFECTED: 5235 S. Cornell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4/R7 General Residence Districts, the erection of a 2-story addition to an existing 2 and 3-story school, whose rear yard will be 26'2" * instead of 60', and whose front yard will be 7' instead of 15'.

ACTION OF BOARD--

COPY

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS

 GIGI McCABE-MIELE
 BRIAN L. CROWE

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

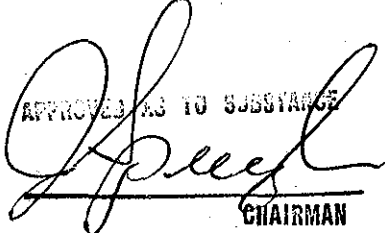
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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


 APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Andrzej Rogowski **CAL NO.:** 408-02-Z
APPEARANCE FOR: James J. Banks, Andrzej Rogowski **MAP NO.:** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 1313 N. Oakley 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 partial 4th story addition to an existing 3-story 3 condominium unit building, with no north side yard instead of 9.4', whose south side yard will be 3.64' instead of 9.4', and to increase the floor area by no more than 15% (400 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 2003.

COPY

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Anthony F. DeGrazia **CAL NO.:** 409-02-S
APPEARANCE FOR: Mark Vanecko, Anthony F. DeGrazia **MAP NO.:** 6-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 18, 2002
PREMISES AFFECTED: 3033 S. Archer Avenue*
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

COPY

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; 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 all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

That the washing of the automobiles shall be done entirely within the building at the subject site.

[Signature]

CHAIRMAN

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

APPLICANT: Big Wig CAL NO.: 410-02-S

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

APPEARANCES AGAINST: MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 1209 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of private passenger automobiles, in a B3-3 General Retail Service District, to fulfill the parking requirement for an existing tavern with public place of amusement located 1551 W. Division Street.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		