

**MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS**

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

held in the Council Chambers, City Hall, 121 N. LaSalle Street, on Friday, January 18, 2003

The following members were present for all or part of the meeting and constituted a quorum:

Joseph J. Spingola
Chairman

Brian Crowe
Donald Hubert
Demetri Konstantelos
Gigi McCabe-Miele

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

MINUTES OF MEETING

January 17, 2003

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on December 13, 2002 (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.

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

APPLICANT: J.T.I. Investments, Ltd. **CAL NO.:** 01-03-S
PEARANCE FOR: James D. Brosnahan **MAP NO.:** 13-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 2003
PREMISES AFFECTED: 4944-46 N. Damen Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a residential use below the 2nd floor in a proposed 3-story 6 dwelling unit building in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMI IRI 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 January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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: New Progressive M.B. Church **CAL NO.:** 03-03-Z
APPEARANCE FOR: Rev. Herbert Lee **MAP NO.:** 22-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 2003
PREMISES AFFECTED: 9413-25 S. Perry Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, a proposed off-site parking lot whose front yard shall be 4' instead of 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 on January 17, 2003, the Zoning Board of Appeals, approved, in Cal. No. 02-03-S, the establishment of the aforesaid off-site accessory parking lot 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):

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: 1422 North LaSalle Partners

CAL NO.: 04-03-Z

APPEARANCE FOR: Bernard I. Citron

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 1422 N. LaSalle Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, a proposed 5-story 28 dwelling unit building with no front yard shall instead of 15', whose south side yard will be 4' instead of 6', with no north side yard instead of 6', and to exceed 50% of the lot area.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Sean Delanty **CAL NO.:** 05-03-Z

APPEARANCE FOR: Gary I. Wigoda, Sean Delanty **MAP NO.:** 9-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED: 3441 N. Bell Avenue January 17, 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 new front porch, with no front yard instead of 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Urndra Doctor **CAL NO.:** 06-03-S

APPEARANCE FOR: William Ryan, Urndra Doctor **MAP NO.:** 5-M

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 5724 W. Lake Street

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

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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: Urndra Doctor **CAL NO.:** 07-03-Z

APPEARANCE FOR: William Ryan, Urndra Doctor **MAP NO.:** 5-M

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 5724 W. Lake Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 3-story rear addition and a 3rd floor dormer whose west side yard will be 3'-5" instead of 4'-2".

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 on January 17, 2003, th Board of Appeals approved, in Cal. No. 06-03-S, the establishment of residential used below the second floor in the aforesaid proposed 3-story rear addition to the subject building; 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 806

APPLICANT: Tom Konopiots **CAL NO.:** 08-03-Z

APPEARANCE FOR: Gary I. Wigoda, Tom Konopiots **MAP NO.:** 5-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 1836 N. Hudson 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 (A) District, the erection of a proposed 3-story single family residence, with no north side yard instead of 2.4', and whose front yard will be 9' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: 1909 W. Diversey Joint Venture **CAL NO.:** 09-03-S

APPEARANCE FOR: John J. George **MAP NO.:** 7-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 1927-31 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 residential use below the 2nd floor in a proposed 4-story 16 dwelling unit building, in a B2-3 Restricted Retail District (Amended 6-19-02).

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 4-story 16 dwelling unit building with ground floor residential use shall be constructed consistent with the elevation drawings prepared by Eduardo Proenza Architects, Ltd., dated January 15, 2003.

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

APPLICANT: 1909 W. Diversey Joint Venture

CAL NO.: 10-03-Z

APPEARANCE FOR: John J. George

MAP NO.: 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 1927-31 W. Diversey Parkway

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 4-story 16 dwelling unit building, whose front yard will be 5'-6" instead of 15', whose east and west side yards will be 3' each instead of 8'-3" each, whose rear yard will be 26'-11" instead of 30', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 of January 17, 2003, the Zoning Board of Appeals approved, in Cal. No. 09-03-S the establishment of residential use below the second floor in a proposed 4-story 16 dwelling unit to be erected 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):

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: Ruth Serrano

CAL NO.: 11-03-Z

APPEARANCE FOR:

MAP NO.: 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 2779 W. Henry Court

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 rear addition to an existing 3-story 3 dwelling unit building, whose front yard will be 7' instead of 15', whose east yard will be 1' instead of 5.6', and whose west yard will be 3' instead of 5.6'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 21, 2003.

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: Stanley Urbaniak **CAL NO.:** 12-03-S

APPEARANCE FOR: James J. Banks, Stanley Urbaniak **MAP NO.:** 11-L

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 5406-10 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site accessory parking lot to serve a grocery store* located at 5407-17 W. Montrose Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 fencing and landscaping shall be installed in accordance with applicable provisions of the Chicago Landscape Ordinance; and

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

*Amended.

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

APPLICANT: Alicia Grabowski **CAL NO.:** 13-03-Z

APPEARANCE FOR: James J. Banks, Alicia Grabowski **MAP NO.:** 9-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 3517-19 N. Albany Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot on which the remaining lot will contain a 2-story single family dwelling unit building with no south side yard instead of 5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Alicia Grabowski **CAL NO.:** 14-03-Z
APPEARANCE FOR: James. J. Banks, Alicia Grabowski **MAP NO.:** 9-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 2003
PREMISES AFFECTED: 3517 N. Albany Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed 3-story single family residence whose north side yard will be 2'2" instead of 5.42', and whose south side yard will be 2'8"* instead of 5.42'.

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 on January 17, 2003, the Zoning Board of Appeals, approved, in Cal. No. 13-03-Z, the division of an improved zoning lot at 3517-19 N. Albany Avenue on which the remaining 2-story single-family dwelling will have no south side yard instead of 5 feet; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended.

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

APPLICANT: Community Bank of Ravenswood

CAL NO.: 15-03-S

APPEARANCE FOR:

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 2300 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of private passenger automobiles, in a B5-1 General Service District, to satisfy the parking requirements for a bank facility located at 2255 W. Lawrence Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 21, 2003.

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: Paul Cecchina **CAL NO.:** 16-03-Z

APPEARANCE FOR: James J. Banks, Paul Cecchina **MAP NO.:** 5-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 2066 N. Humboldt Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved zoning lot into 3 new lots with one lot containing an existing 2-story 2 dwelling unit building on a 33' x 164.5' lot with no north side yard, and whose south side yard will be 3' instead of 3.3'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Hyde Park Facilities, Inc.
and Hyde Park Bank & Trust Co.

CAL NO.: 17-03-S

APPEARANCE FOR: William J. Hennessy

MAP NO.: 12-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 5300-44 S. Lake Park

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 an existing bank and a 1-story addition to the bank, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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: Nancy Cushing

CAL NO.: 18-03-A

APPEARANCE FOR:

MAP NO.: 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 3600 W. Palmer Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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: Jose Gomez

CAL NO.: 19-03-A

APPEARANCE FOR: None

MAP NO.: 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 4345 W. 25th 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.

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, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Michael McCluskey

CAL NO.: 20-03-A

APPEARANCE FOR:

MAP NO.: 6-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 2904 W. 26th Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITH DRAWN UPON
MOTION OF APPELLANT.

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, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Tanya D. Waits CAL NO.: 21-03-A

APPEARANCE FOR: Jeffrey M. Johns, Tanya D. Waits MAP NO.: 9-G

APPEARANCES AGAINST: MINUTES OF MEETING: January 17, 2003

PREMISES AFFECTED: 3234 N. Southport Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, Tanya D. Waits, for Lawrence Rosenbloom, owner, on August 3, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a ballet studio, in an R4 General Residence District, on premises at 3234 N. Southport Avenue' and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 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 .7.3-4"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 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 proposed use is to be located in an R4 General Residence District; that the subject store premises as been previously occupied by business uses, the last use having been a gift shop; that the change of use from a gift shop to a ballet studio 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 a ballet studio, on premises at 3234 N. Southport Avenue upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 4 P.M. Monday, Wednesday and Friday and from 9 A.M. to 12 P.M. on Saturday; 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 806

APPLICANT: Daniel Del Castillo CAL NO.: 22-03-A

APPEARANCE FOR: None MAP NO.: 5-J

APPEARANCES AGAINST: MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 3323 W. Armitage Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Roger E. Duba **CAL NO.:** 23-03-A

APPEARANCE FOR: Richard E. Zulkey, Roger E. Duba **MAP NO.:** 14-K

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 6001 S. Knox Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Roger E. Duba, owner, on September 6, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a construction office in in a one-story industrial building, in an R2 Single-Family Residence District, on premises at 6001 S. Knox Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 19, 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject building was previously occupied by aviation uses; that the subject site has a history of manufacturing district zoning and was downzoned in the year 2000 to R2 Single-Family Residence, thereby rendering the existing industrial building non-conforming; that the change of use from aviation connected businesses to a construction office is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his 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 construction office in a one-story industrial building, in an R2 Single-Family Residence District, on premises at 6001 S. Knox Avenue, 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 806

APPLICANT: Karrie L. Travis **CAL NO.:** 24-03-A

APPEARANCE FOR: None **MAP NO.:** 14-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 2832 W. 63rd Street

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

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

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: Pamela Johnson **CAL NO.:** 25-03-A

APPEARANCE FOR: Mark J. Kupiec **MAP NO.:** 10-D

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 4438 S. Greenwood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 25, 2003.

	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: DEI, Inc. **CAL NO.:** 26-03-S
APPEARANCE FOR: Graham C. Grady **MAP NO.:** 5-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 2725 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site drive-up automated teller machine accessory to a proposed bank facility to be located at 2359 N. Washtenaw Avenue, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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: DEI, Inc. **CAL NO.:** 27-03-S
APPEARANCE FOR: Graham C. Grady **MAP NO.:** 5-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 2725 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, to serve a proposed banking facility to be located at 2359 N. Washtenaw Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 fencing and landscaping shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance.

That all other 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: DEI, Inc. **CAL NO.:** 28-03-S
APPEARANCE FOR: Graham C. Grady **MAP NO.:** 5-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 2359 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 two lane drive-through facility in conjunction with a proposed bank to be located at 2359 N. Washtenaw Avenue, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 drive-through facility shall be constructed consistent with the site plan and elevation drawings prepared by Cole and Russell Architects, dated January 16, 2003; and that the final landscape plan is reviewed and approved by the Department of Planning and Development.

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

APPLICANT: Jozef and Krystyna Rozowicz **CAL NO.:** 29-03-Z

APPEARANCE FOR: Jozef Rozowicz **MAP NO.:** 9-O

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 3726 N. Ottawa Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the reduction of the total combined yards to 4.1", whose north and south side yards will be 3.25' and 0.9' each instead of total of 9', and with no rear yard instead of 30' in order to construct a 2-story rear addition with an attached garage to an existing 2-story single family residence.

ACTION OF BOARD--

THE VOTE

VARIATIONS DENIED.

	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 January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 R2 Single-Family Residence District; that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 160' lot improved with a 2-story single-family dwelling; that the applicant seeks to erect a 2- story rear addition with an attached garage to the rear of the existing residential building; that no evidence was presented to indicate that the applicant cannot obtain a reasonable return on his property without the variations requested; that testimony presented indicates that it appears that the applicant is storing business trucks at the rear of the property and conducting business from the site which is not permitted in an R2 Single-Family Residence zoning district; that the proposed 2-story addition and attached garage is not compatible with existing improvements in the area and will alter the essential single-family residential character of the neighborhood; 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 806

APPLICANT: Louis L. Javell **CAL NO.:** 30-03-Z
APPEARANCE FOR: Louis L. Javell **MAP NO.:** 5-J
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 1836 N. Springfield 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 2nd story addition to an existing 1-story single family residence, whose front yard will be 11' instead of 20', and with no north side yard instead of 2'-6".

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: North New England, LLC **CAL NO.:** 31-03-S
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 5-N
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 6900 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 residential use below the 2nd floor in a proposed 3 and 4-story 19 dwelling unit building with retail use, in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 3 and 4-story 19 dwelling unit building shall be constructed consistent with the site plan and elevation drawings prepared by Sam Marts Architects & Planners, dated January 16, 2003.

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

APPLICANT: North New England, LLC **CAL NO.:** 32-02-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 5-N

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 6900 W. North 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 3 and 4-story 19 dwelling unit building whose east front yard will be 10'-8" instead of 15' on the north 100', and from 15' to zero feet on the south 25.4' of the New England Avenue frontage.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 on January 17, 2003, the Zoning Board of Appeals, approved, in Cal. No. 31-03-S, the establishment of residential use below the 2nd floor in a proposed 3- and 4-story 19 dwelling unit and retail building 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):

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: Stanislaw Pluta **CAL NO.:** 33-03-Z

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 1811 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2 ½-story single family residence whose front yard will be 10' instead of 20', and whose north and south side yards will be 1'-3" each instead of 5' each.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Stanislaw Pluta **CAL NO.:** 34-03-Z

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 1809 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2 ½-story single family residence whose front yard will be 10' instead of 20', and whose north and south side yards will be 1'-3" each instead of 5' each.

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Ray and Joann Dunker **CAL NO.:** 35-03-Z

APPEARANCE FOR: James J. Banks, Ray and Joan Dunker **MAP NO.:** 8-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 3508-10 S. Union Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved 48' x 123.6' zoning lot, with one lot to contain an existing 2-story 3 dwelling unit building at 3510 S. Union Avenue with no north side yard instead of 2.4', and to reduce the minimum lot area required from 3,000 to 2,966 sq. ft. and with no variations required for the new lot.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Peter Jakovenko **CAL NO.:** 36-03-Z

APPEARANCE FOR: James J. Banks, Peter Jakovenko **MAP NO.:** 3-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 849-51 N. Rockwell Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved 50' x 125' zoning lot, with one lot to contain an existing 3 dwelling unit building at 851 N. Rockwell Street with no south side yard instead of 2.51', and which new lot will not require any variations.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: IT2K LLC*

CAL NO.: 37-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 1601 S. State Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, the erection of a proposed 7-story 43 dwelling unit and retail building with ground level and basement parking, whose rear yard will be 10' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: James and Lourdes Danaher **CAL NO.:** 38-03-Z

APPEARANCE FOR: James Danaher **MAP NO.:** 11-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 1923 W. Sunnyside Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor dormer addition to an existing 2-story frame single family dwelling, whose rear yard will be 12' instead of 30'.

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Sts. Volodymyr & Olha Ukrainian Catholic Parish **CAL NO.:** 39-03-Z

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 739 N. Oakley Boulevard

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 new 3-story elevator building on the north side of an existing church, with no north side yard instead of 12'..

ACTION OF BOARD-

VARIATIONS GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Chicago Board of Education **CAL NO.:** 40-03-Z

APPEARANCE FOR: Terry Diamond **MAP NO.:** 28-A

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 11414 S. Avenue L

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 1-story modular classroom building addition to an existing high school, whose east side yard will be 5'-2" instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Styles Properties LLC **CAL NO.:** 41-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 2003
PREMISES AFFECTED: 1800 W. Belmont Avenue

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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: Styles Properties LLC **CAL NO.:** 42-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 2003
PREMISES AFFECTED: 1800 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, an existing 3 unit building with a reduced minimum lot area of 920 square feet unit per unit instead of 1,000 square feet per unit which will be 92% of the minimum lot size required.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 on January 17, 2003, the Zoning Board of Appeals approved te establishment of residential use below the 2nd floor in an existing 3-story 3 dwelling unit building 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):

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: Chedo Karanikic CAL NO.: 43-03-Z

APPEARANCE FOR: John A Fritchey, Chedo Karanikic MAP NO.: 1-G

APPEARANCES AGAINST: MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 901-07 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in Planned Manufacturing District 5, the erection of a 3-story office building with 8 parking spaces instead of the 10 required parking spaces.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times, on December 31, 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.

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

APPLICANT: Boaz Keysar **CAL NO.:** 44-03-Z

APPEARANCE FOR: John A. Fritchey, Boaz Keysar **MAP NO.:** 7-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 728 W. Schubert 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 no west side instead of 2.6'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Jonathan and Anna Wege **CAL NO.:** 45-03-Z
APPEARANCE FOR: Scott R. Borstein, Jonathan Wege **MAP NO.:** 7-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 2708 N. Lakeview 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 2-story rear addition to an existing 4-story single family residence with no north and south side yards instead of 2.5' each, whose rear yard will be 22' instead of 30', and not to exceed 15% (275 sq .ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	R e c u s e d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: The Museum of Broadcast Communications **CAL NO.:** 46-03-S

APPEARANCE FOR: Jack Guthman, Bruce Dumont **MAP NO.:** 1-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 9-21 W. Kinzie 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 the Museum of Broadcast Communication in a proposed 3-story building in, a C3-6 Commercial-Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	R	e	c u s e d

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 subject 3-story building shall be rehabilitated in a manner consistent with the design represented the elevation drawings prepared by Wheeler-Kearns Architects, dated January 16, 2003.

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

APPLICANT: Michael Conway **CAL NO.:** 47-03-Z
APPEARANCE FOR: John J. Pikarski, Jr., Michael Conway **MAP NO.:** 17-N
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
PREMISES AFFECTED: 6412 N. Newark 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 division of a improved zoning lot with one lot containing an existing 2-story single family residence whose south side yard will be 1.93' instead of 5', and with no variations required for the new lot..

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIBLE	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 January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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.

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

APPLICANT: Ricardo Garcia

CAL NO.: 290-02-S

APPEARANCE FOR: James J. Banks

MAP NO.: 10-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 4016-28 S. Montgomery 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, in a C2-2 General Commercial District, to serve a food store located at 4023 S. Archer Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 2003.

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, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: 401 N. Trumbull L.L.C.

CAL NO.: 346-02-A

APPEARANCE FOR:

MAP NO.: 1-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 402-06 N. Trumbull Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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: Moran Foods, Inc. CAL NO.: 372-02-S

APPEARANCE FOR: Christopher M. Novy, Robert Ferratto MAP NO.: 3-L

APPEARANCES AGAINST: MINUTES OF MEETING: January 17, 2003

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 and the establishment of an 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--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, 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: Darryl Acey **CAL NO.:** 379-02-S
APPEARANCE FOR: Avalon Betts-Gaston **MAP NO.:** 20-D
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003
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--

CASE CONTNUED TO
MARCH 21, 2003.

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.:** 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.

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:
January 17, 2003

PREMISES AFFECTED: 2627 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 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--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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, 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--

THE VOTE

APPLICATION WITH DRAWN UPON
MOTION OF APPLICANT.

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:
January 17, 2003

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--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

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

APPLICANT: Brian Johnson

CAL NO.: 437-02-Z

APPEARANCE FOR: John A. Fritchey, Brian Johnson

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 1444 N Astor 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 addition to the 3rd floor of an existing 4-story 3 dwelling unit building, with no south side instead of 2.6, and to increase the floor area by 170 sq. ft. not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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: 1313 Condo Building*

CAL NO.: 408-02-Z

APPEARANCE FOR:

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 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 4th story addition to an existing 3-story 3 condominium unit building 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 and with no north side yard instead of 9.4' , and whose south side yard will be 3.64' instead of 9.4'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 2003.

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 hearing.

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

APPLICANT: Staffing Network Holdings, L.L.C./ dba Staffing Network, L.L.C. **CAL NO.:** 418-02-S

APPEARANCE FOR: Christopher L. Munz **MAP NO.:** 11-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 4543 N. Broadway

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 B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	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 January 17, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 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: Bridgeport U.S.A. Corporation

CAL NO.: 453-02-Z

APPEARANCE FOR: David A. Samber

MAP NO.: 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 2003

PREMISES AFFECTED: 3322 S. Morgan Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a public place of amusement within 125 feet of a residential district.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 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.

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

APPLICANT: Joseph Ricchio **CAL NO.:** 456-02-Z

APPEARANCE FOR: Joseph Ricchio, Gordon Show **MAP NO.:** 2-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 2003

PREMISES AFFECTED: 1258 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-3 General Commercial District, the establishment of a proposed 4-story 3 dwelling unit with a commercial unit on the 1st floor, whose rear yard will be 21'-9" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 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.

MINUTES OF MEETING

January 17, 2003

Cal. No. 1-02-S and Cal. No. 2-02-Z

Scott R. Borstein, for 319 west Erie, LLC, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of residential use below the 2nd floor in a proposed 50 story with penthouse residential building, in a B4-5 Restricted Service District; and for the establishment of said building with no rear yard instead of 30' for the additional penthouse level which will contain a 12' x 15' stairwell enclosure, and with a waiver of the one required 10' x 25' loading berth, on premises at 319 E. Erie Street, approved by the Zoning Board of Appeals on January 18, 2002, in Cal. Nos. 1-02-S and 2-02-Z, respectively.

Mr. Borstein stated that the request for an extension of time is necessary due to the lengthy building permit process in which the applicant is engaged in. The applicant has applied for the permit but it appears that it will not be issued prior to the expiration of the aforesaid special use and variation approvals.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to January 18, 2004. The motion prevailed by yeas and nays as follows

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

MINUTES OF MEETING

January 17, 2003

Cal. No. 78-01-Z

Paul Robertson, owner, presented a written request for an extension of time in which to complete the erection of a 2-story addition to the front of a new 2-story brick and frame 2-dwelling unit building in order to replace an original non-conforming 2-story 2 dwelling unit building which collapsed during rehabilitation, and all of which will have a rear yard of 27.67' instead of 30', on premises at 1315 W. Erie Street, approved by the Zoning Board of Appeals, on February 16, 2001, in Cal. No. 78-01-Z.

Mr. Robertson stated that due to various problems arising from the collapse of the original 2-story 2 dwelling unit building and the construction of the new 2-story 2 dwelling unit building and 2 story front addition, an extension of time is necessary to complete the various Building Department inspections on the new construction.

Chairman Spingola moved that the request be granted and that the time in which to complete the erection of the aforesaid 2-story 2 dwelling unit building with a 2-story addition to the front be extended to February 16, 2004. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Huber, Konstantelos, McCAbE-Miele. Nays- None.

MINUTES OF MEETING

January 17, 2003

Cal. No. 58-01-S

Gary I. Wigoda, for the Austin Spanish Congregation of Jehovah's Witnesses, successor to the prior owner and applicant, New Horizon Temple of Chicago, Inc. presented a second written request for an extension of time in which to obtain necessary financing and permits for the establishment of a 202 seat church in an existing 2-story with basement brick building with on-site parking, on premises at 2555 N. Central Avenue, approved by the Zoning Board of Appeals on February 16, 2001, in Cal. No. 58-01-S and for which an extension of time was granted on May 17, 2002 to February 16, 2003.

Mr. Wigoda stated that the applicant still intends to use and develop the subject property in a manner consistent with the resolution issued by the Zoning Board of Appeals but that they are still in the process of finalizing financing issues which necessitates the requested extension of time.

Chairman Spingola moved that the request for a further extension of time be denied, stating that the applicant has received the maximum extension of time allowed and that the Board has no authority to granted an additional extension. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

January 17, 2003

Motion was made by Member Konstantelos to recess the Zoning Board of Appeals for deliberation on the matters heard. Motion was seconded by Member Crowe. The motion passed unanimously. The Board thereupon recessed, taking action designated on the face of the resolutions.

The Board adjourned to meet in regular meeting on Friday, February 21, 2003.

Secretary