

**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, March 21, 2003

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

Gigi McCabe-Miele
Vice Chairman
Brian Crowe
Donald Hubert
Demetri Konstantelos

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

APPLICANT: Ellis Place Condominiums, L.L.C.

CAL NO.: 91-03-Z

APPEARANCE FOR:

MAP NO.: 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 4525-29 S. Ellis Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 6 dwelling unit building, whose north side yard will be .63' instead of 6.1' and with no south side yard instead of 6.1'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 16, 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: Ellis Place Condominiums, L.L.C.

CAL NO.: 92-03-Z

PEARANCE FOR:

MAP NO.: 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 21, 2003

PREMISES AFFECTED: 4531-33 S. Ellis Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the construction of a 3-story 4 dwelling unit building, with no north side yard instead of 4.11', and whose south side yard will be .52' instead 4.1'.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 2003.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: 1221-29 N Paulina, L.L.C. **CAL NO.:** 93-03-S
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 1229 N. Paulina Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 2 dwelling unit building, in a B4-2 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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 ground floor residential use shall be constructed consistent with the site plan and elevation drawings prepared by Sullivant, Goulette Architects, dated March 17, 2003.

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

APPLICANT: 1221-29 N Paulina, L.L.C. **CAL NO.:** 94-03-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** March 21, 2003
PREMISES AFFECTED: 1229 N. Paulina Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to be in a B4-2 Restricted Service District, the erection of a proposed 4-story 2 dwelling unit building, whose front yard will be 10' instead of 15' and with no north and south side yards instead of side yards of 3.46' each.

ACTION OF BOARD--
VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and been fully advised in the premises, hereby finds the following: that on March 21, 2003, the Zoning Board of Appeals approved in Cal. No. 93-03-S, the establishment of residential use below the 2nd floor in a proposed 4-story 2 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under 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 granted 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: 1221-29 N Paulina, L.L.C. **CAL NO.:** 95-03-S
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 1225-27 N. Paulina 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 a proposed 4-story 6 dwelling unit building, in a B4-2 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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 ground floor residential use shall be constructed consistent with the site plan and elevation drawings prepared by Sullivan, Goulette Architects, dated March 17, 2003.

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

APPLICANT: 1221-29 N Paulina, L.L.C. **CAL NO.:** 96-03-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 1225-27 N. Paulina 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 4-story 6 dwelling unit building whose front yard will be 10' instead of 15', whose north and south side yards will be 2.6' each instead of 5.3' each, and with a waiver of the one required 10' x 24' 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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 March 21, 2003, the Zoning Board of Appeals approved, in Cal. No. 95-03-S, the establishment of residential use below the 2nd floor in a proposed 4-story 2 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: 1221-29 N Paulina, L.L.C.

CAL NO.: 97-03-S

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 1221-23 N. Paulina Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 6 dwelling unit building, 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
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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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: 1221-29 N Paulina, L.L.C. **CAL NO.:** 98-03-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 1221-23 N. Paulina 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 4-story 6 dwelling unit building, whose front yard will be 10' instead of 15', whose north and south side yards will be 2.6" each instead of 5.3' each; and with a waiver of the one required 10' x 24' load 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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 March 21, 2003, the Zoning Board of Appeals approved, in Cal. No. 97-03-S, the establishment of residential use below the second floor in a proposed 4-story 6 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: Miriam J. Colindrez **CAL NO.:** 99-03-S
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 5-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 4706-08 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 an automobile laundry, in a C2-1 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 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: KFC of America, Inc. **CAL NO.:** 100-03-S
APPEARANCE FOR: Timothy K. Hinchman **MAP NO.:** 11-L
APPEARANCES AGAINST: Mike Crandall, Joe Brown **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 4745 N. Elston 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 window drive-through facility in conjunction with a proposed Kentucky Fried Chicken restaurant, in a B5-3 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 to provide a service necessary in today's fast food market; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth and that the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the proposed drive-through facility and restaurant shall be constructed consistent with the layout and design represented on the site plan and elevation drawings as prepared by PFDA, Incorporated, dated March 18, 2003; that the final landscape plan shall be approved by the Department of Planning and Development;

That lighting shall be provided which is directed away from abutting residential properties: that receptacles for garbage and trash shall be provided and emptied on a regular basis; 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: Cristobal Mayorga **CAL NO.:** 101-03-Z
APPEARANCE FOR: Cristobal Mayorga **MAP NO.:** 7-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 2428 N. Maplewood 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 2nd floor addition to an existing 1-story single family residence, whose north side yard will be .26' instead of 3'0", and with no south side yard instead of 3'-0".

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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Taylor Heydman **CAL NO.:** 102-03-Z

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

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

PREMISES AFFECTED: 1742 W. Wabansia 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 2-story single family residence, whose front yard will be 3' instead of 12.83', and whose east side yard will be .82' instead of 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Robert Farnik

CAL NO.: 103-03-S

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 1515 W. Haddon 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 a proposed 4-story 9 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 2003.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT:

Robert Farnik

CAL NO.: 104-03-Z

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 21, 2003

PREMISES AFFECTED:

1515 W. Haddon Avenue

NATURE OF REQUEST:

Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 9 dwelling unit building, with no west side yard instead of 6.5', with no rear yard instead of 30', and with a waiver of the one 10' x 24' required loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 16, 2003.

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: Luis Alvarez Maya **CAL NO.:** 105-03-A
APPEARANCE FOR: Luis Alvarez Maya **MAP NO.:** 14-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 3512-16 W. 63rd Street
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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Luis Alvarez Maya, owner, on October 29, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail automobile parts business in a 1-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 3512-16 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 25, 2002, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8-3-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building containing 3 store premises; that the appellant seeks to establish a retail automobile parts business in the vacant store premises in the building at the subject site; that the appellant proposes to sell at retail automobile accessories at the subject site; that no automobile repair work will be conducted at the subject site; that the subject store premises has been occupied by previous business uses; 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 retail automobile parts business in a 1-story brick multi-store building, on premises at 3512-16 W. 63rd Street, upon condition that no automobile repair work shall be conducted at the subject site; 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: Maria Barrios CAL NO.: 106-03-A

APPEARANCE FOR: None MAP NO.: 16-I

APPEARANCES AGAINST: MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 6455 S. Kedzie Avenue

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
		X
X		
X		
X		
X		

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

APPLICANT: Paula Ponce **CAL NO.:** 107-03-A

APPEARANCE FOR: Richard E. Zulkey, Paula Ponce **MAP NO.:** 7-K

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

PREMISES AFFECTED: 4244 W. Fullerton 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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paula Ponce, for Raquel Valenzuela, owner, on November 5, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 1-story brick store building attached to a 2-½ story frame residential building, in a B2-1 Restricted Retail District, on premises at 4244 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 11, 2002, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building attached to a 2-½ story frame residential building; that the appellant seeks to operate a beauty salon in the subject 1-story store premises; that the subject store was previously occupied by a 2nd hand dealer which use recently ceased operation; that licensing requirements have caused the case to be filed; that the change of use from a 2nd hand dealer to a beauty shop 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 beauty salon in a 1-story brick store building attached to a 2-½ story frame residential building, on premises at 4244 W. Fullerton Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Aaron D. Klein **CAL NO.:** 108-03-A
APPEARANCE FOR: Gary I. Wigoda. Aaron D.. Klein **MAP NO.:** 19-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 7412 N. Western 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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Aaron D. Klein, for Peter Paraskovoulakos, owner, on November 13, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the issuance of a Home Occupation License for a locksmith business, in a 3-story store and apartment building, in a B4-2 Restricted Service District, on premises at 7412 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 2003, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service 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 said use is located in a B4-2 Restricted Service District, that the subject site is improved with 3-story store and apartment building; that the appellant resides in one of the dwelling units in the subject building; that the appellant operates a locksmith business at his place of residence; that the business activity occupies approximately 100 square feet of the appellant's apartment; that no direct sales are made from the subject premises; that licensing requirements have caused the case to be filed in that the appellant testified that the business license sought is necessary for insurance purposes; 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 denied and he is authorized to permit the issuance of a Home Occupation License for a locksmith business in a dwelling unit in a 3-story store and apartment building, on premises at 7412 N. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Matthew Mendoza **CAL NO.:** 109-03-A

APPEARANCE FOR: John J. Pikarski, Jr., Matthew Mendoza **MAP NO.:** 7-J

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

PREMISES AFFECTED: 3231 W. Altgeld Street

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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Matthew Mendoza, for Matthew and Cyd Mendoza, owner, on November 13, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 dwelling units in a 2 ½ story frame residential building, in an R3 General Residence District, on premises at 3231 W. Altgeld Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 2002, "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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2 ½ story frame residential building; that the appellant is seeking to certify three dwelling units in the subject building; that evidence presented, and testimony concerning architectural details, indicates that the subject building has been occupied by three dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue to occupy the subject building as three dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 3 dwelling units in a 2 ½ story frame residential building, on premises at 3231 W. Altgeld Street, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances shall be complied with before a permit is issued.

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

APPLICANT: West Lakeview Liquors **CAL NO.:** 110-03-A
APPEARANCE FOR: None **MAP NO.:** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 2156 W. Addison 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
		X
X		
X		
X		
X		

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

APPLICANT: Kazimierz Swierczek

CAL NO.: 111-03-A

APPEARANCE FOR:

MAP NO.: 9-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 6227 W. Henderson Street

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

ACTION OF BOARD--

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Felix R. Hernandez CAL NO.: 112-03-A

APPEARANCE FOR: MAP NO.: 3-J

APPEARANCES AGAINST: MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 3650-54 W. Augusta Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 16, 2003,.

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: Adalberto Orozco

CAL NO.: 113-03-A

APPEARANCE FOR:

MAP NO.: 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 3738 W. 63rd Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 20, 2003.

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: Cernora Johnson **CAL NO.:** 114-03-A
APPEARANCE FOR: Cernora Johnson **MAP NO.:** 12-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 841 E. 47th Street
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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Cernora Johnson for Lake Park E. & Assoc., owner, on December 16, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 4-story multi-store and apartment building, in an R5 General Residence District, on premises at 841 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 7.3-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003; and

WHEREAS, the district maps show that the premises is located in an R5 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 R5 General Residence District; that the subject site is improved with a 4-story building with retail uses on the ground floor and dwelling units above; that the appellant operated at beauty salon in the store premises at 843 E. 47th Street for approximately 6 years; that the appellant moved her business to the subject site premises for additional space; that the appellant employs 3 additional stylists in the operation of the business; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her 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 beauty salon in a 4-story multi-store and apartment building, on premises at 841 E. 47th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Dorel Ardelean **CAL NO.:** 115-03-S
APPEARANCE FOR: Paul Kolpak, Dorel Ardelean **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 3550 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 residential use (parking spaces) below the 2nd floor in a proposed 4-story 34 dwelling unit building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 ground floor residential use shall be constructed consistent with the layout and design represented on the site plan and elevation drawings, prepared by Fred Frank Architects, dated March 20, 2003,

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

APPLICANT: Dorel Ardelean **CAL NO.:** 116-03-Z
APPEARANCE FOR: Paul Kolpak, Dorel Ardelean **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 3550 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a proposed 4-story 34 dwelling unit building, whose front yard will be 5' instead of 15', with no rear yard instead of 30', and with a waiver of the one required 10' x 24' 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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 March 21, 2003, the Zoning Board of Appeals, approved, in Cal. No. 115-03-S, the establishment of residential use (parking spaces) below the 2nd floor in a proposed 4-story 34 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: Dorel Ardelean **CAL NO.:** 117-03-S

APPEARANCE FOR: Paul Kolpak, Dorel Ardelean **MAP NO.:** 11-J

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

PREMISES AFFECTED: 3611 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 residential use (parking spaces) below the 2nd floor in a proposed 4-story 34 dwelling unit building, in a B4-4 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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 ground floor residential use shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Fred Frank Architects, dated March 20, 2003.

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

APPLICANT: Dorel Ardelean **CAL NO.:** 118-03-Z
APPEARANCE FOR: Paul Kolpak, Dorel Ardelean **MAP NO.:** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 3611 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a proposed 4-story 34 dwelling unit building, whose front yard will be 5' instead of 15', with no rear yard instead of 30', and with a waiver of the one required 10' x 24' loading berth.

ACTION OF BOARD--

THE VOTE

VARATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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 March 21, 2003, the Zoning Board of Appeals, approved, in Cal. No. 117-03-S, the establishment of residential use (parking spaces) below the 2nd floor in a proposed 4-story 34 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: Chicago Soccer

CAL NO.: 119-03-S

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 4940-48 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 an off-site accessory parking lot for the parking of 65 private passenger automobiles, in an R3 General Residence District, to fulfill the parking requirement for a proposed indoor soccer facility to be located at 4423 N. Milwaukee Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 16, 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: Chicago Soccer

CAL NO.: 120-03-Z

PEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 4940-48 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 dual use of a proposed off-site accessory parking lot for the parking of 65 private passenger automobiles, in a B4-2 Restricted Service District, which will fulfill the parking requirement for a proposed indoor soccer club to be located at 4423 N. Milwaukee Avenue and which proposed parking lot will also be used by a church and school

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 16, 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: Chicago Soccer

CAL NO.: 121-03-Z

APPEARANCE FOR:

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 4423 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the establishment of a proposed indoor soccer arena as a public place of amusement which will be located within 125' of a residential district.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 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: Kazimierz Brzozowski **CAL NO.:** 122-03-Z

PEARANCE FOR: Mark J. Kupiec.Kazimierz Brzozowski **MAP NO.:** 11-M

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

PREMISES AFFECTED: 5937-39 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 1 and 2-story addition to an existing 1 and 2-story commercial and 2 dwelling unit building with a reduction of the require minimum lot size from 5,000 sq. ft. to 4,565 sq. ft.

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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Jake Carter **CAL NO.:** 123-03-Z
APPEARANCE FOR: Jake Carter **MAP NO.:** 20-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 8035 S. Dobson 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 3-story open rear porch to an existing 3-story brick residence, whose north and south side yards will be 1.6' 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Gino Battaglia **CAL NO.:** 124-03-S
APPEARANCE FOR: Patrick Turner, Gino Battaglia **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 1002 N. California Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern to include a public place of amusement, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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: David Van Zandt and Lisa Huestis

CAL NO.: 125-03-Z

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 441 W. Belden 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 plus 1-story attached garage to an existing 2-story masonry building, with no west side yard instead of 5.42', and whose rear yard will be 1.916' instead of 30'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 16, 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: Robert O'Connor and Nocolo Mule **CAL NO.:** 126-03-Z
PEARANCE FOR: James J. Banks, Robert O'Connor **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 744 N. May Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Restricted Commercial District, the erection of a proposed 4-story 6 dwelling unit building with 2 retail stores. with no rear yard at the first residential level 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Hilary Jurkowski **CAL NO.:** 127-03-Z
PEARANCE FOR: James J. Banks, Hilary Jurkowski **MAP NO.:** 9-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 3848 N. Oak Park 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 erection of a new detached private garage measuring 595 sq. ft. which requires an increase in the rear yard percentage of coverage from 60% to 66% and whose front yard will be 15.22' instead of 19.86', whose north side yard will be 2.63' and whose south side yard will be 0.91' instead of 13.375' 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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.

*Amended at the public hearing.

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

APPLICANT: 111th and Wentworth Limited Partnership **CAL NO.:** 129-03-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 11045 S. Wentworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the establishment of a proposed 4-story 24 single room occupancy and 27 dwelling unit building, whose rear yard will be 18.33' 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: 111th and Wentworth Limited Partnership **CAL NO.:** 128-03-S
PEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 26-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 11023 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 31 private passenger automobiles, in a B2-3 Restricted Retail District, to fulfill the parking requirement for a proposed residential building to be located at 11045 S. Wentworth 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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 all applicable provisions of the Chicago Landscape Ordinance shall be complied with:

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with all applicable standards established under the zoning ordinance pertaining to off-site accessory parking lots and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Richard & Gwenn Rausch **CAL NO.:** 130-03-Z
APPEARANCE FOR: Kristi A. Osga, Richard Rausch **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 1852 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #19), the erection of a proposed 3-story single family residence, whose front yard will be 2'-10" instead of 14.28', whose south side yard will be 1'-3" instead of 2'-4", and with no north side yard instead of 2'-4".

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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Greg Lawton

CAL NO.: 131-03-Z

PEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 2031 N. Sedgwick 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 3-story rear addition to an existing 3-story single family residence with no north and south side yards instead of 2.05' each

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 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: Robert T. Goga **CAL NO.:** 132-03-Z
APPEARANCE FOR: Robert T. Goga **MAP NO.:** 10-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 4545 S. Lowe Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story rear addition to an existing 2 ½-story single family residence, whose north side yard will be 4" instead of 7', and whose south side yard will be 2.62' instead of 7'.

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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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: Cash America, Inc. of Illinois **CAL NO.:** 133-03-S
APPEARANCE FOR: James J.Banks **MAP NO.:** 12-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 2003
PREMISES AFFECTED: 4809 S. Ashland Avenue *

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in an existing 4-story residential and commercial building, in a B5-3 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ADSENT
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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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.

*Amended at the public hearing.

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

APPLICANT: North Community Bank **CAL NO.:** 134-03-S
APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 2348-56 W. Farragut Avenue/5235-47 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3-lane drive through facility in conjunction with a proposed 1-story bank, 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 March 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 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 and bank building shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Pappageorge, Haymes, Ltd., dated March 21, 2003; and that the final landscape plan shall be in compliance with the Chicago Landscape Ordinance.

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

APPLICANT: Spiro Arsenis **CAL NO.:** 135-03-Z
APPEARANCE FOR: James J.Banks, Spiro Arsenis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 1741 W. Beach 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 3 dwelling unit building, whose front yard will be 5.10' instead of 10.10', whose east side yard will be 6.33' instead of 12.6', and whose west side yard will be 15' 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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 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.: 290-0

APPEARANCE FOR: James J. Banks

MAP NO.: 10-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 4016-28 S. Montgomery Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for approval of the location and the establishment of an off-site accessory parking lot for the parking of passenger automobiles, in a C2-2 General Commercial District, to serve the food store at 4023 S. Archer

ACTION OF BOARD:
APPLICATION APPROVED.

THE VOTE

	AFFIRMATIVE	NEGATIVE
JOSEPH J. SPINGOLA		
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 on March 21, 2003 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 16, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience and welfare of the neighborhood; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare of the neighborhood 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: Zion Healing Temple

CAL NO.: 338-02-S

APPEARANCE FOR: Lawrence E. Kennon

MAP NO.: 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 433-37 E. 111th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 350 seat church in an existing 1-story brick building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
AUGUST 15, 2003.

THE VOTE

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

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

APPLICANT: Zion Healing Temple

CAL NO.: 339-02-S

APPEARANCE FOR: Lawrence E. Kennon

MAP NO.: 26-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 11023-32 S. Vernon Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, to fulfill the parking requirements for a proposed church to be located at 433-37 E. 111th Street.

ACTION OF BOARD--

CASE CONTINUED TO
AUGUST 15, 2003.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Redeeming Ministries

CAL NO.: 340-02-S

APPEARANCE FOR: Lawrence E. Kennon

MAP NO.: 16-O

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 1411-47 E. 67th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 534 seat church, daycare and elementary school, in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Darryl Acey **CAL NO.:** 379-02-S
APPEARANCE FOR: Avalon Betts-Caston, Darryl Acey, James Prewitt **MAP NO.:** 20-D
APPEARANCES AGAINST: Ollie Neeley, Silas Allen, Johnny King **MINUTES OF MEETING:**
 January 17, 2003 and
PREMISES AFFECTED: 8548 S. Stony Island Avenue March 21, 2003

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing salon in a 1-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		
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 meetings held on January 17, 2003 and March 21, 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 to be located in a B4-2 Restricted Service District; that the subject site is improved with a small 1-story strip mall containing 4 store premises; that the proposed use is necessary for the public convenience at this location in that there are no establishments within the southeast area of the city offering these services;; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that the applicant will utilize state-of-the-art sterilization processes; that disposal of all used needles will be in biodegradable containers which will be delivered to, or picked up, by Jackson Park Hospital for final disposal; that no gang-related tattoos will be available to customers. that pictures of all tattoos done will be kept on file for identification purposes, if necessary; and that the proposed use will be compatible with the mixed business and residential uses on S. South Island Avenue and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That the hours of operation shall be limited to the hours between 2 P.M. and 9P.M., Monday through Friday and from 12:00 Noon to 10 P.M., Saturday; that the disposal of all used needles will be in biodegradable containers which will be delivered to, or picked up, by Jackson Park Hospital for final disposal; that no gang-related tattoos, etc. shall be available to customers; and

That all ordinances of the City of Chicago governing the establishment and operation of tattoo and body piercing salons and 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: Alexander Lurye **CAL NO.:** 402-02-Z

APPEARANCE FOR: Thomas M. Pikarski, Alexander Lurye **MAP NO.:** 5-F

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

PREMISES AFFECTED: 2334 N. Geneva Terrace, Unit C

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 3rd floor addition to an existing 3 condominium town home building, whose rear wall will be 5' instead of 10'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

	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 March 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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

That upon issuance of permits, the applicant shall record the amendment or resolution to the condominium declaration with the Office of the Recorder of Deeds of Cook County, Illinois.

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

APPLICANT: Andrzej Rogowski **CAL NO.:** 408-02-Z
APPEARANCE FOR: James J. Banks, Andrzej Rogowski **MAP NO.:** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 21, 2003
PREMISES AFFECTED: 1313 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a partial 4th story addition to an existing 3-story 3 condominium unit building, with no north side yard instead of 9.4', whose south side yard will be 3.64' instead of 9.4', and to increase the floor area by no more than 15% (400 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 16, 2003.

THE VOTE

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

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

APPLICANT: Tim Trezzo

CAL NO.: 450-02-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 21, 2003

PREMISES AFFECTED: 4212 W. 24th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a proposed 2-story single family residence with no west side yard instead of 5', and to divide the improved zoning lot into separate two zoning lots.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Ruth Serrano **CAL NO.:** 11-03-Z
APPEARANCE FOR: Rosalind Pando, Ruth Serrano **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 21, 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 3rd floor 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--

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 March 21, 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: Community Bank of Ravenswood **CAL NO.:** 15-03-S
APPEARANCE FOR: Ronald W. Tragasz **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 21, 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 an existing bank located at 2255 W. Lawrence 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 March 21, 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 it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with all applicable provisions and standards contained in the Zoning Ordinance pertaining to off-site accessory parking lots, with Section 5.8-5 of the Zoning Ordinance, and the Chicago Landscape Ordinance; and

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