

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

APPLICANT: Virgil Tiran **CAL NO.:** 160-02-Z

APPEARANCE FOR: James J. Banks, Virgil Tiran **MAP NO.:** 9-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 2700 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Commercial District, the establishment of a 5-story 32 dwelling unit residential building with retail use with no residential rear yard at the 1st residential level shall instead of 30.

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 May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: New Chicago Partners, LLC **CAL NO.:** 161-02-S

APPEARANCE FOR: Scott R. Borstein, Scott Saef, John Quinn **MAP NO.:** 7-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 2060 N. Clark 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 and retail use below the 2nd floor in a proposed 4-story 4 dwelling unit, in a B2-3 Restricted Retail District.

ACTION OF BOARD--

APPLICATION DENIED,

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 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 B2-3 Restricted Retail District; that the subject site is a 7,349 sq. ft. L-shaped lot with frontage on N. Clark Street, W. Dickens Street and N. Orleans Street and is presently improved with a 2-story brick commercial building and rear parking lot; that in 1967 the subject site property was purchased from the Chicago Park District and sub-divided, which created the present L-shaped parcel; that the subject site abuts property to the south, at 2056-46 N. Clark Street, owned by the Chicago Province of the Society of Jesus; that the applicant proposes to erect a 4-story 4 dwelling unit building with commercial use on the N. Clark Street ground floor frontage; that interior garage space with access driveways will be provided; that testimony presented indicates that the L-shaped design of the proposed 4-story building provides no space at the rear of the abutting building at 2056 N. Clark to allow for emergency egress or taking garbage to the street for pickup, that the applicant testified that although no formal easement agreements ever existed between the former owner of the subject property, the Chicago Park District, and the owner of the abutting property, the Society of Jesus, they will be "working" with the Society of Jesus on resolving this rear egress problem; that the Board finds that the design of the proposed 4-story building on this L-shaped lot presently provides a threat to the public health, safety and welfare and is not in the public interest; it is therefore

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

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

APPLICANT: New Chicago Partners, LLC **CAL NO.:** 162-02-Z

APPEARANCE FOR: Scott R. Borstein, Scott Saef, John Quinn **MAP NO.:** 7-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 2060 N. Clark Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 4-story 4 dwelling unit building with residential use below the second floor, with no south side yard instead of 8' and 4', a transitional side yard of 4' instead of 6', with no front yard instead of 15' and a rear yard of between 5' 3" and 6' 2" instead of 30'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
R	e	c
u	s	e
d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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 B2-3 Restricted Retail District; that the subject site is a 7,349 sq. ft. L-shaped lot presently improved with a 2-story brick commercial building and rear parking area; that the applicant proposes to erect a 4-story 4 dwelling unit building with interior parking at the subject site; that on May 17, 2002, the Zoning Board of Appeals, denied the applicant' special use application, Cal. No. 161-02-S, for the approval of the establishment of retail use below the 2nd floor in the construction of the aforesaid 4-story building, finding, in part, that the design of the proposed building did not allow for egress from the rear of the abutting building at 2056 N. Clark Street; that the denial of the special use requested in Cal.No. 161-02-S, hereby negates the need for the requested variations in this case; it is therefore

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

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

APPLICANT: Scott Bates **CAL NO.:** 163-02-Z
APPEARANCE FOR: James J. Banks, Scott Bates **MAP NO.:** 9-F
APPEARANCES AGAINST: Jeff Cory, Timothy Veenstra **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 3434 N. Elaine Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 9 dwelling unit building with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION DENIED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 2, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 35' x 182' lot improved with a 3 ½ story brick brown-stone residential building; that the applicant proposes to demolish the existing building and erect a 4-story 9 dwelling unit building with vehicular parking in the basement at the subject site; that the subject property has no alley access; that the only area that could be used for a loading berth would be in the front of the proposed building; that the proposed building, as designed indicates that a dwelling unit will be located in the basement in addition to the parking garage; that the applicant testified that 9 dwelling units are necessary in order to make the proposed residential development economically feasible; that no evidence was presented to indicate that the property in question cannot yield a reasonable return under the conditions allowed by the code regulations in the district in which it is to be located; that the variation requested will alter the essential character of the locality in that the proposed 4-story 9 dwelling unit building, as designed, will not be compatible with existing residential improvements

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

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

APPLICANT: Daniel Von Rabenau **CAL NO.:** 164-02-Z

APPEARANCE FOR: Daniel Von Rabenau **MAP NO.:** 1-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 700 N. Wells Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central District, the erection of a proposed 5-story 2 dwelling unit building with retail use, with no west residential side yard at the 1st residential level instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: Marianne Fabiano

CAL NO.: 165-02-Z

APPEARANCE FOR: Langdon D. Neal

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

May 17, 2002

PREMISES AFFECTED: 2743 S. Shields Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story brick and masonry 4 dwelling unit town house whose front wall set back will be 8' instead of 10', whose facade along south side yard will be 6' instead of 8', and whose rear yard will be no less than 3' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 19, 2002.

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: Summit Industries, Inc. **CAL NO.:** 167-02-S

APPEARANCE FOR: William J. Hennessy, Kurt Peterson **MAP NO.:** 11-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002

PREMISES AFFECTED: 2923-35 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 59 private passenger automobiles, in a C3-2 Commercial-Manufacturing District, to serve the manufacturing use located at 2901-15 W. Lawrence Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

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

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

(Additional conditions follow on page 10a.)

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 167-2-S

That fencing and landscaping shall be provided as illustrated on the landscape plan prepared by Stephen E. Roman, dated May 11, 2002; and

That striping shall be provided; that lighting, which is directed away from abutting residential property, shall be provided; and

That ingress and egress shall be from W. Lawrence Avenue; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway located on W. Lawrence Avenue shall be constructed in accordance with applicable ordinances; and

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

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

APPLICANT: Greg Swierzbinski **CAL NO.:** 166-02-Z
APPEARANCE FOR: James J. Banks, Greg Swierzbinski **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 17, 2002
PREMISES AFFECTED: 1444-48 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-2 Commercial-Manufacturing District, the erection of a proposed 3-story addition to an existing 2-story commercial building which will contain 14 dwelling units and retail use, whose rear residential yard will be 2.0' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: McDonald's Corporation

CAL NO.: 168-02-S

APPEARANCE FOR: Elvin E. Charity

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 1664 S. Blue Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed McDonald's restaurant, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 21, 2002.

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: Commuter Rail Div. of Regional Transportation Authority ("Metra") **CAL NO.:** 169-02-S

APPEARANCE FOR: Scott Saef, Clayton Weaver **MAP NO.:** 34-A

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002

PREMISES AFFECTED: 13622-50 S. Avenue O

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion and rehabilitation of an off site accessory parking lot for 742 private passenger automobiles, in an M1-1 Restricted Manufacturing District, to serve the commuter rail station located at 13730 S. Brainard Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
R e c u s e d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

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

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

(Additional conditions follow on page 12a.)

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 169-02-S

That fencing shall be provided in compliance with the site plan prepared by Homer L. Chastain & Associates, dated October 12, 2001; and

That striping and lighting shall be provided; and

That ingress and egress shall be from driveways located on S. Avenue O; that the driveways shall be constructed in accordance with applicable ordinances; and

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with and that the applicant's final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: Thomas Management Association, Inc. **CAL NO.:** 170-02-S
APPEARANCE FOR: Bernard I. Citron, Thomas Mammen **MAP NO.:** 20-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002
PREMISES AFFECTED: 3957-79 W. Columbus Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed Baskin Robbins/Dunkin' Donuts/Togo's* Restaurant, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 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 May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan dated May 6, 2002, and elevation drawings dated May 13, 2002 as prepared by Deiss Design Group; that landscaping and fencing shall be installed in compliance with the Chicago Landscape Ordinance.

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

APPLICANT: The Computer Rail Div. of the Regional Transportation Authority (Metra) **CAL NO.:** 171-02-S

APPEARANCE FOR: Scott Saef, Clayton Weaver **MAP NO.:** 28-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002

PREMISES AFFECTED: 11356 S. Front 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 parking lot to for 15 private passenger automobiles, in a B4-2 Restricted Service District, to serve the commuter rail station located at 11463 S. Front Street

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
R e c u s e d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

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

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

(Additional conditions follow on page 14a.)

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 171-02-S

That decorative wrought-iron type fencing shall be provided on the west, east and south lot lines, excepting the drive way; that 6' high solid wood fencing shall be provided on the north lot line to screen the parking lot from abutting residential property; and

That striping shall be provided; that lighting directed away from abutting residential property shall be provided; and

That ingress and egress shall be from E. 114th Street; that there shall be no ingress nor egress via the alley abutting the site to the west; that the driveway located on E. 114th Street shall be constructed in accordance with applicable ordinances; and

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with and that the applicant's final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: The Computer Rail Div. of the Regional Transportation Authority (Metra) **CAL NO.:** 172-02-S

APPEARANCE FOR: Scott Saef, Clayton Weaver **MAP NO.:** 28-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002

PREMISES AFFECTED: 11454 S. Front 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 accessory off site parking lot for the parking of 33 private passenger automobiles, in a B4-2 Restricted Service District, to serve the commuter rail station located at 11463 S. Front Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
R	e	c
u	s	e
s	e	d

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

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

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

(Additional conditions follow on page 15a.)

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 172-02-S

That the lot shall be enclosed, excepting the driveway, with decorative wrought-iron type metal fencing; and

That striping and lighting shall be provided; and

That ingress and egress shall be from S. Front Street; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with and that the applicant's final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: The Computer Rail Div. of the Regional Transportation Authority ("Metra") **CAL NO.:** 173-02-S

APPEARANCE FOR: Scott Saef, Clayton Weaver **MAP NO.:** 28-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002

PREMISES AFFECTED: 347 W. 115th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 22 private passenger automobiles, in a B4-2 Restricted Service District, to serve the commuter rail station located at 11436 S. Front Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
R e c u s e d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

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

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

(Additional conditions follow on page 16a.)

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 173-02-S

That decorative wrought iron type metal fencing shall be provided on the north property line, excepting the driveway, on the south lot line, and on that portion of the west lot line not abutting an existing building; and

That striping and lighting shall be provided; that concrete wheel stops shall be provided along the east lot line; and

That ingress and egress shall be from W. 115th Street; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the W. 115th Street driveway shall be constructed in accordance with applicable ordinances; and

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with and that the applicant's final landscape plan shall be approved by the Department of Planning and Development; and

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

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

APPLICANT: The Water Hole ET. LTD. **CAL NO.:** 174-02-S
D/B/A The Water Hose Hand Car Wash

APPEARANCE FOR: Howard Anthony **MAP NO.:** 4-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 1404 S. 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 hand car wash, in a C2-4 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 19, 2002.

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: Porfirio Ruiz **CAL NO.:** 175-02-A

APPEARANCE FOR: Porfirio Ruiz, Jesse Ramos **MAP NO.:** 6-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 3842 W. 24th Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Porfirio Ruiz, owner, on January 8, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 25' x 30' (750 sq. ft.) private garage which is 210 sq.ft. in excess of the allowable square footage in an R4 General Residence District, on premises at 3842 W. 24th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 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, Sections 5.6, 5.6-2(2)." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 30' x 125' (3,750 sq. ft.) lot improved with a 25' x 30' garage at the rear of the lot which is additionally improved with a 2 ½ story brick residential building; that the testimony presented indicates that the appellant received a permit from the City to erect a 25' x 21.5' private accessory garage; that the appellant proceeded to construct a 25' x 30' garage containing 750 sq.ft. which exceeds the allowable square footage permitted by 210 sq.ft.; that Section 5.6-2 of the zoning ordinance states that no detached accessory building or building shall occupy more than 60 percent of the area of a required rear yard; that pursuant to Section 5.6-2 of the zoning ordinance, the Board has no authority to permit the existing 25' x 30' private garage; it is therefore

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

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

APPLICANT: Deer Foods **CAL NO.:** 176-02-A
APPEARANCE FOR: Rashed Rushdi **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 1101 N. Ridgeway Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

	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, Deer Foods, for Ida Hernandez, owner, on December 18, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sales of tobacco in an existing grocery store in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 1101 N. Ridgeway Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 2001, 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 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002; and

WHEREAS, the district maps show that the premises is located in an Re 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 R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the subject store is presented occupied by a licensed grocery store; that the appellant is seeking a retail tobacco license for the subject store; that licensing requirements have caused the case t be filed; that the retail sale of tobacco items will be subordinate to the principal grocery store activities and may be considered an accessory use; 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 retail sales of tobacco as an accessory use in an existing grocery store in a 2-story brick non-conforming store and apartment building, on premises at 1101 N. Ridgeway 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: George Banister **CAL NO.:** 177-02-A

APPEARANCE FOR: None **MAP NO.:** 2-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 5418 W. Congress Parkway

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

	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: Ernest R. Goins

CAL NO.: 178-02-A

APPEARANCE FOR: None

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 4403 N. Sheridan Road

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
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: Amir Shannan, DVM* **CAL NO.:** 179-01
APPEARANCE FOR: Thomas S. Moore, Amir Shannan **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 17, 2002
PREMISES AFFECTED: 612-20 W. Webster Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator
ACTION OF BOARD--

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

THE VOTE

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

THE RESOLUTION:

WHEREAS, Angelina Rossi,* for Jerome Meyer & Assoc., owner, on December 21, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an animal hospital in a 2-story brick commercial building, in a B4-2 Restricted Service District, on premises at 612-20 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 2001, 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 on May 17, 2002; 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 fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a Restricted Service District; that the subject site is improved with a 2-story brick commercial building; that the testimony presented indicates that a veterinary care business occupied a portion of the subject premises, 612 W. Webster Avenue over 20 years; that the business was purchased by the appellant in 1999; that the appellant signed a lease for the 612 Webster Avenue portion of the site and the adjoining premises of 616 and 620 W. Webster Avenue with the intention of the 612 space for any necessary overnight boarding of animals and the 616-620 space for administrative offices and a change of use of the premises numbered 616-620 W. Webster Avenue from dental offices to administrative space and a change of use of the premises 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 authorized to permit the establishment of administrative office space and a examination facilities to be used in conjunction with an existing animal hospital, in a 3-story brick commercial building on premises at 612-620 W. Webster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
 *Amended at the hearing.
 BAZ 12

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 180-02-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator is hereby reversed and he is authorized to permit the establishment of a dwelling unit* in lieu of a proposed grocery store in a store and 3 dwelling unit building, for a total of 4 dwelling units, in the building located on the lot additionally improved with a 2-story 2 dwelling unit building, on premises at 724 W. 59th Street, on condition that the building shall be brought into compliance with applicable building code regulations with plans and specifications indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with when a permit is issued.

*Amended at the public hearing
BAZ 13

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

APPLICANT: Samuel A. Wilson, Sr. **CAL NO.:** 180-02-A
APPEARANCE FOR: Samuel A. Wilson, Sr. **MAP NO.:** 14-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 17, 2002
PREMISES AFFECTED: 724 W. 59th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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, Samuel A Wilson, Sr., owner, on February 14, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store* in a 2-story frame non-conforming store and apartment building on the front of the lot additionally improved with a 2-story brick 2 dwelling unit building at the rear, an R3 General Residence District, on premises at 724 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 13, 2001, 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 7.3-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002; 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 proposed use is to be located in an R3 General Residence District; that the subject site has been zoned Residential since the adoption of the first zoning ordinance in 1923; that the subject site is improved with a 2-story frame non-conforming store and 3 dwelling unit building on the front of the lot additionally improved with a 2-story brick 2 dwelling unit building at the rear; that the appellant originally filed an appeal seeking to establish a grocery store in the store premises located in the subject 2-story building on the front of the lot; that testimony presented indicates that the subject site has been occupied by a church in the past, no legally licensed business use has been located at the site during the past 10 years; that any business use of the subject store premises since 1923 would have been a non-conforming use due to the property's residential zoning; that the Board finds under Section 6.4-8 of the zoning ordinance the subject non-conforming store premises has been amortized out; that the Board finds in this case that the change of use from a non-conforming store premises to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that the appellant has right to continue the occupancy of the subject building 4 dwelling units provided the building is brought into compliance with building code regulations; it is therefore

*Amended at the hearing to allow a substitution of a dwelling unit in lieu of a grocery store .

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

APPLICANT: Francisco Marcial and Elodia Ocampo **CAL NO.:** 181-02-A

APPEARANCE FOR: **MAP NO.:** 10-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 4322-24 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
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: John Catalano **CAL NO.:** 182-02-S
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 3-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED: 4627-55 W. North Avenue May 17, 2002
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 auto junk yard, in a M2-2 General Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 19, 2002.

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: Michael Markelis **CAL NO.:** 183-02-Z
APPEARANCE FOR: Gary I. Wigoda, Michael Markelis **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 905-07 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-3 General Service District, the erection of a proposed 3-story 4 dwelling unit addition with basement to an existing 3-story 4 dwelling unit and restaurant building, with no rear yard for the 1st floor residential level instead of 30'.

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 May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: Mattie J. Phillips

CAL NO.: 184-02-S

APPEARANCE FOR: Mattie J. Phillips

MAP NO.: 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 1504 S. Hamlin Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for women and their children in a 4-story brick apartment building, in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 19, 2002.

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: Andres E. Schcolnik **CAL NO.:** 185-02-Z
APPEARANCE FOR: Bernard I. Citron, Andres E. Schcolnik **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 6412-14 S. Woodlawn Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #4) District, the erection of 6 balconies to an existing 3 ½-story 12 dwelling unit building whose front yard will be 1' through 2' 4" (through lot) instead 12' 6", and whose north side yard will be 5' 11" instead of 8' 6".

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT:

Tough Guy, Inc.

CAL NO.: 186-02-

APPEARANCE FOR:

Thomas S. Moore

MAP NO.: 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING
May 17, 2002

PREMISES AFFECTED:

2622 W. Chicago 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 automobile laundry, in a C1-2 Restricted Commercial

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 21, 2002.

THE VOTE

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

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

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 110

APPLICANT: Taylor Group, LLC **CAL NO.:** 110-110-0000

APPEARANCE FOR: Sharese Shields **MAP NO.:** 21000000

APPEARANCES AGAINST: **MINUTES OF**

PREMISES AFFECTED: 110 E. 95th Street **May 17, 2002**

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

ACTION OF BOARD--

CASE CONTINUED TO

JUNE 21, 2002.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE
X	
X	
X	
X	

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

APPLICANT: John Walsh **CAL NO.:** 188-02-Z
APPEARANCE FOR: John Walsh **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 1423 W. Lexington Street
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 4-story single family dwelling, whose front yard will be 2' instead of 13' 3", and whose east side yard will be 1' instead of 2'4".

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

	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 May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: Patricia J. and Sally Ann Gonzalez **CAL NO.:** 189-02-Z
APPEARANCE FOR: Patricia J. and Sally Ann Gonzalez **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 17, 2002
PREMISES AFFECTED: 2002 S. May Street

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 new front porch on an existing 3-story 3 dwelling unit building, with no front yard instead of 12', and no side yards instead of 2.56' each.

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT:

Charles Schwartz

CAL NO.: 190-02-Z

APPEARANCE FOR:

Bernard I. Citron, Charles Schwartz

MAP NO.: 5-H

APPEARANCES AGAINST:

None

MINUTES OF MEETING
May 17, 2002

PREMISES AFFECTED:

2228 N. Seeley Avenue

NATURE OF REQUEST:

Application for a variation under Article 11 of the zoning ordinance to permit in an R4 General Residence District, the increase of a building's height from 41.3' to 43.5' and to increase existing floor area that existed prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance by 10% (467 square feet) in order to construct a 3-story addition to an existing 4 1/2-story 4 dwelling unit building.

ACTION OF BOARD--

THE VOTE

VARIATIONS DENIED.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
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 on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Time on May 2, 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 located in an R4 General Residence District; that the subject site is improved with a 4 1/2 story 4 dwelling unit building; that at the time the applicant purchased the site building it had enclosed rear porches and that the building contained 4,680 square feet; that the applicant subsequently removed the enclosed rear porches and constructed a rear addition resulting in a total of 6,134 square feet for the building; that testimony presented stated that in order to consider the variations requested the square footage had to be reduced to the 15% increase allowed under the zoning ordinance; that after discussions between the applicant and the Department of Planning and Zoning, it was agreed to dig out a portion of the basement unit of the building so that the building would be more than below grade resulting in a 5,145 square foot building with a 10% increase (467 square feet) in floor area; that no testimony was presented to indicate that the property in question cannot yield a reasonable return under the conditions allowed by the regulations in the district in which it is located; that the testimony presented indicates that any unique circumstances presently exist were knowingly created by the applicant contrary to zoning code regulations; and that no evidence was presented to indicate that the variations, if granted, would not alter the essential character of the locality; it is the

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

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

APPLICANT: Thomas & Leann Gariti **CAL NO.:** 191-02-Z
APPEARANCE FOR: James J. Banks, Thomas & Leann Gariti **MAP NO.:** 3-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 17, 2002
PREMISES AFFECTED: 41-43 E. Division 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 addition with garage and open staircase to an existing 3-story single family residence, whose front yard will be 3' instead of 10.42', with no west side yard instead of 4.65', and no rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: Ernest Avendano **CAL NO.:** 192-02-Z
APPEARANCE FOR: Thomas S. Moore, Ernest Avendano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 3632 N Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (S.D. #4) District, the erection of a 3rd floor dormer to an existing 2 ½-story rear coach house, with no rear yard instead of 37.1' to allow for a two car garage on the 1st floor.

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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.

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

APPLICANT: Garret Obluck **CAL NO.:** 193-02-S

APPEARANCE FOR: James J. Banks, Garret Obluck **MAP NO.:** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 3324 N. Sheffield 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 dwelling units below the 2nd floor in a proposed 4-story 3 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

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

APPLICANT: Garret Obluck **CAL NO.:** 194-02-Z
APPEARANCE FOR: James J. Banks, Garret Obluck **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 3324 N. Sheffield 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 3 dwelling unit building whose front yard will be 2' instead of 14.84', and whose north side yard will be 1' 3" instead of 2' 6".

ACTION OF BOARD--

VARIATION GRANTED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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 on May 17, 2002, the Zoning Board of Appeals approved, in Cal. No. 193-02-S, the establishment of dwelling units below the 2nd floor in a proposed 4-story 3 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Public Building Commission **CAL NO.:** 195-02-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 24-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 49 E. 95th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a community center for senior citizens in a proposed 1-story addition to an existing park field house , in an R3 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

That the final site plans and elevation drawings shall be approved by the Department of Planning and Development.

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

APPLICANT: Lane JaBaay **CAL NO.:** 197-02-S

APPEARANCE FOR: John J. Pikarski, Jr., Lane JaBaay **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 2041 W. Dickens 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 privately-owned recreational center* in a 2-story with basement brick building, in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED;

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 May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 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 subject site is improved with a 2-story with basement brick building formerly occupied by a funeral home and, most recently, a church; that the applicant seeks to establish a privately-owned recreational center at the subject site; that although the proposed use will be marketed primarily to women, some classes will be offered to men; that the applicant proposes to offer yoga and pilates exercise sessions, language classes, story telling and art classes for children, and life coaching classes; that lounge areas and a kitchen will be provided to provide a homelike atmosphere; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the subject building shall not be used for residential purposes.

*Amended at the hearing.

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

APPLICANT: Public Building Commission **CAL NO.:** 196-02-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 24-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 17, 2002
PREMISES AFFECTED: 49 E. 95th Street

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 1-story addition to an existing field house in a park, whose east side yard will be 8' instead of 12', with no west side yard instead of 12', no rear yard instead of 30', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS			X
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 May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 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 on May 17, 2002, the Zoning Board of Appeals approved, in Cal. No. 195-02-S, the establishment of a community center for senior citizens in a proposed 1-story addition to an existing park field house 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: Catholic Charities House
Development Corporation

CAL NO.: 198-02-S

APPEARANCE FOR: Paul Wallin

MAP NO.: 5-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 1914 N. Karlov Avenue

NATURE OF REQUEST: *Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of 8 off-site accessory parking spaces in an existing 35 space church parking lot, in an R3 General Residence District, to fulfill the parking requirement for a proposed elder housing building located at 1900 N. Karlov Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
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 May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 2, 2002; and

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

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

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

That the 8 leased parking spaces shall be indicated by signage as reserved parking for tenants of the existing elder housing building located at 1900 N. Karlov Avenue; and

That the existing parking lot shall be re-striped and that existing potholes shall be filled and patched; and

That a 4' high ornamental iron fence shall be installed along the parking lot's Karlov Avenue frontage.

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

APPLICANT: Leo Oliver Mohan

CAL NO.: 7-02-Z

APPEARANCE FOR: John J. Pikarski, Jr.

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 1732 N. Carmen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the location and establishment of a 2 ½-story single family residence with no west side yard instead of 5'.

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: Leo Oliver Mohan

CAL NO.: 8-02-Z

APPEARANCE FOR: John J. Pikarski, Jr.

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 1734 N. Carmen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2 ½-story single family dwelling whose front yard will be 8' instead of 20', and whose east and west side yards will be 3' each instead of 5' each.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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: Paul Wehner **CAL NO.:** 84-02-S

APPEARANCE FOR: John J. Pikarski, Jr., Paul Wehner **MAP NO.:** 4-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 1758 W. 21st Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 3-story 4 dwelling unit, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 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 May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 27, 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: Byron Kouris **CAL NO.:** 90-02-S

APPEARANCE FOR: James J. Banks, Byron Kouris **MAP NO.:** 9-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002

PREMISES AFFECTED: 3801-03 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 27, 2002; and

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

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

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

That the proposed drive-through facility shall be open only to 9:00 P.M.; that no electronic speaker system shall be used in conjunction with the proposed drive-through operation;

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 prepared by Jack Oblaza and Associates, dated May 16, 2002; that landscaping and fencing shall be installed in compliance with the Chicago Landscape Ordinance.

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

APPLICANT: James Contreras

CAL NO.: 101-02-A

APPEARANCE FOR: None

MAP NO.: 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 647 W. 48th Place

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 2 dwelling units without sufficient lot area, in an R3 General Residence District.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

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

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

APPLICANT: Ignazio Martorina

CAL NO.: 107-02-Z

APPEARANCE FOR:

MAP NO.: 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 17, 2002

PREMISES AFFECTED: 670 N Peoria 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 4-story 5 dwelling unit building, whose front yard will be 1.5' instead of 15', whose south side yard will be 1' instead of 5', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 17, 2002.

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: Richard J. Wiederer **CAL NO.:** 144-02-Z
APPEARANCE FOR: Richard J. Wiederer **MAP NO.:** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 17, 2002
PREMISES AFFECTED: 2447-49 W. Pensacola 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 6'6" x 11' roof top stair enclosure to deconvert 6 dwelling units to 5 dwelling units, and to reduce the west side yard to 4' 2" instead of 4' 8".

ACTION OF BOARD--

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 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.

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

APPLICANT: Majdi A. Yousef **CAL NO.:** 157-02-A
APPEARANCE FOR: Majdi A. Yousef **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 17, 2002
PREMISES AFFECTED: 2350 W. Grand Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

	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, Majdi A. Yousef, for Fusa Management Partnership, owner, on February 25, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sales of cell phones, stereo and auto accessories in a 3-story brick multi-store and apartment building,, in a C1-2 Restricted Commercial District, on premises at 2350 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 10.3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2002; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the appellant proposes to sell at retail cell phones, stereo and automobile accessories at the subject site; that the subject store premises was previously occupied by business uses, the last use having been a floor tile sales business which recently ceased operation; that licensing requirements have caused the case to be filed; that the change of use from floor tile sales business to the retail sale of cell phones, stereo and automobile accessories 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 retail sales of cell phones, stereo and automobile accessories, in a 3-story brick multi-store and apartment building, on premises at 2350 W. Grand 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: Indiana Manor Townhouses Limited Partnership **CAL NO.:** 159-02-Z
APPEARANCE FOR: Steven M. Zuckerman. Leslie Pilot-Gatton **MAP NO.:** 12-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 19, 2002
PREMISES AFFECTED: 4749-57 S. Indiana 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 3-story 18 dwelling unit building whose rear yard will be 6' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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 May 17, 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

MINUTES OF MEETING

May 17, 2002

Cal. No.58-01-S

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

Mr. Wigoda stated that the Austin Spanish Congregation of Jehovah's Witnesses is the successor in interest to the prior owner of the property and it is their intent to use and develop the property in a manner consistent with that which was approved by the Zoning Board of Appeals in its resolution 58-01-S. Further, since the Congregation has only recently acquired the site, they are still in the process of filing for permits.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to February 16, 2003. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Martin, McCabe-Miele. Nays- None. Absent- Crowe, Konstantelos.

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 151-01-S

John J. George, for U-Wrench-It Chicago Properties, LLC, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of an (automobile) junk yard, in an M3-3 Heavy Manufacturing District, on premises at 10355-59 W. Woodlawn Avenue, approved by the Zoning Board of Appeals on May 18, 2001, in Cal. No. 151-01-S.

Mr. George stated that subsequent to the May 18, 2001 hearing on the application, the applicant began negotiating with several architectural firms to complete a site study on the aforesaid junk yard project. Once estimated costs of the site were identified the applicant began negotiations with the owners of the property and its developer and for various reasons these negotiations were not finalized until November, 2001. Mr. George further stated that asbestos was discovered at the site in June, 2001 which necessitated the hiring of a special contractor for removal, which process was not completed until February, 2002. A demotion permit was filed for in March, 2002 for the removal of vegetation and debris but sometime between that point and receiving sign-offs on various permits, the applicant was notified that some of the documentation necessary for the demolition permit was missing. The applicant has delivered all necessary documentation to the City and was informed that the demolition permit would issue shortly. In addition, the developer has been in the process of finalizing building plans resulting from several design changes necessary to satisfy various City of Chicago building code requirements. The applicant is therefore moving forward on the project but is requesting an extension of the validity period of the special use granted in order to complete the project within the next 12 months.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to May 18, 2003. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Martin, McCabe-Miele. Nays- None. Absent- Crowe, Kontantelos.

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

MINUTES OF MEETING

May 17, 2002

Cal. No. 227-01-S and

Cal. No. 228-01-Z

Gary I. Wigoda, for Old Kent Bank, Tr. #16849, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of dwelling units located below the 2nd floor in a proposed 4-story 4 dwelling unit building, on premises at 1612 S. Indiana Avenue; and to permit the erection of the aforesaid building whose front yard will be 2' instead of 15', and with no south transitional yard, on premises at 1612 S. Indiana Avenue, approved by the Zoning Board of Appeals on June 165, 2001, in Cal. Nos. 227-01-S and 228-01-Z, respectively.

Mr. Wigoda stated that the applicant has not been able to proceed with the projects due to certain problems with the property and financing issues which were discovered after the approval of the special use and variation applications. These problems have now been resolved and the applicant will soon be filing for building permits.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permits be extended to June 15, 2003. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Martin, McCabe-Miele. Nays- None. Absent- Crowe, Konstantelos.

MINUTES OF MEETING
May 17, 2002

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

The Board adjourned to meet in regular meeting on Friday, June 21, 2002.

Marwan H. Faid
Secretary

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

APPLICANT: Hood Development, L.L.C. **CAL NO.:** 126-02-S
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 19, 2002
PREMISES AFFECTED: 1432 N. Orleans 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 the erection of a 4th story addition to an existing 3-story 3 dwelling unit building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 2, 2002; and

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

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

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

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

APPLICANT:

Hood Development, L.L.C.

CAL NO.: 127-02

APPEARANCE FOR:

Bernard I. Citron

MAP NO.: 3-F

APPEARANCES AGAINST:

None

MINUTES OF MEETING:
April 19, 2002

PREMISES AFFECTED:

3818 N. Clark Street

NATURE OF REQUEST:

Application for a variation under Article 11 of the zoning ordinance in a B4-2 Restricted Service District, the erection of a 4-story addition to an existing 3 dwelling unit building in a B4-2 Restricted Service District, the erection of a 4-story addition to an existing 3 dwelling unit building with no front yard instead of 12'3", and with no south and north side yards instead of 2'6" each, and whose rear yard be 8'8" instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on April 19, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 2, 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 the property in question cannot yield a reasonable return permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plan of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; and that 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 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: 3153-57 S. Archer L.L.C. **CAL NO.:** 142
APPEARANCE FOR: William J. Hennessy **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 19, 2002
PREMISES AFFECTED: 3153-57 S. Archer 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 residential use below the 2nd floor in an existing 3-story dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--
APPLICATION APPROVED.

THE VOTE

	AFFIRMATIVE	NEGATIVE
JOSEPH J. SPINGOLA	X	
DEMETRI KONSTANTELOS	X	
LEROY K. MARTIN, JR.	X	
GIGI McCABE-MIELE		
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 April 19, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 2, 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 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 variation requested by the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the lot; and

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

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

**MINUTES OF 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, May 17, 2002

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

Joseph J. Spingola
Chairman

Brian Crowe
LeRoy K. Martin, Jr.
Gigi McCabe-Miele

MINUTES OF MEETING

May 17, 2002

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting of April 19, 2002 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Martin, McCabe-Miele. Nays- None. Absent- Konstantelos

The Board thereupon held its regular meeting.