APPLICANT: Rudolf Steiner Group of the Anthroposophical Society

APPEARANCE FOR: Thomas S. Moore

APPEARANCES AGAINST: None

PREMISES AFFECTED: 4249 N. Lincoln Avenue

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

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA

X

DEMETRI KONSTANTELOS

X

GIGI McCABE-MIELE

X

BRIAN L. CROWE

X

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the applicant organization is educational in nature, consisting mainly of lectures and study groups to promote an understanding of the work of philosopher Rudolf Steiner and related authors; that the applicant’s use of the premises will include a small library/bookstore and two meeting rooms for members; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE
APPLICANT: Moran Foods, Inc.  
CAL NO.: 372-02-S  

APPEARANCE FOR: Christopher Novy  
MAP NO.: 3-L  

APPEARANCES AGAINST:  
MINUTES OF MEETING:  
October 18, 2002  

PREMISES AFFECTED: 1539-43 N. Central Avenue  

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

ACTION OF BOARD--

COPY CASE CONTINUED TO JANUARY 17, 2003.

THE VOTE

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JOSEPH J. SPINGOLA  
DEMETRI KONSTEANNELOS  
GIGI McCABE-MIELE  
BRIAN L. CROWE
APPLICANT: GDH Investments, L.L.C.

APPEARANCE FOR: Gary I. Wigoda

APPEARANCES AGAINST: William P. Boznos

PREMISES AFFECTED: 4944-46 N. Damen Avenue

NATURE OF REQUEST: Remand from the Appellate Court of Illinois, Fourth Division

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

THE RESOLUTION:

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

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

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

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

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

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

(Continued on page 56a of minutes.)
WHEREAS, that on September 15, 2000, a hearing was held on the aforesaid remand order by the Zoning Board of Appeals at its regularly scheduled meeting; that the special use was thereupon vacated and held for naught; and

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

WHEREAS, that the special use heretofore granted in Cal. No. 374-97-S be and is hereby dismissed in accordance with the findings of the Appellate Court of Illinois, Fourth Judicial Division, dated February 10, 2000.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: GHD Investments, L.L.C.  
CAL NO.: 375-97-S

APPEARANCE FOR: Gary I. Wigoda  
MAP NO.: 5-G

APPEARANCES AGAINST: William P. Boznos

PREMISES AFFECTED: 955 W. Weed Street

NATURE OF REQUEST: Remand from the Appellate Court of Illinois, Fourth Division

ACTION OF BOARD--APPLICATION DISMISSED IN. ACCORDING WITH THE FINDINGS OF THE ILLINOIS APPELLATE COURT, FOURTH DIVISION.

THE RESOLUTION:

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

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

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

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

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

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

(Continued on page 57a of minutes.)
WHEREAS, that on September 15, 2000, a hearing was held on the aforesaid Remand by the Zoning Board of Appeals at its regularly scheduled meeting; that the special use was thereupon vacated and held for naught; and

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

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

APPEARANCE FOR: Caroline A. Nash

APPEARANCES AGAINST: None

PREMISES AFFECTED: 7716 N. Haskins Avenue

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

APPLICATION APPROVED.

THE RESOLUTION:

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

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

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

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

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

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

(Additional conditions follow on page 8a.)
That ornamental fencing shall be provided on the north and east lot lines;

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

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

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

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

[Signature]
APPLICATION: Investment Management Group
APPEARANCE FOR: Caroline A. Nash
APPEARANCES AGAINST: None
PREMISES AFFECTED: 1721 W. Jonquil Terrace

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 12 private passenger automobiles, in a BS-3 General Service District, to serve the 30 dwelling unit building located at 7715 N. Hermitage.

ACTION OF BOARD--

APPLICATION APPROVED.

THE RESOLUTION:

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

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

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

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

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

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer system (Additional conditions follow on page 9a.)

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

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

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

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

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: A & A Midwest Rebuilders Suppliers, Inc.  
CAL NO.: 378-02-S  

APPEARANCE FOR: Caroline Nash  
MAP NO.: 10-I  

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

PREMISES AFFECTED: 4118-28 S. Wentworth Avenue  

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

ACTION OF BOARD-- APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS  
GIGI MCCABE-MIELE  
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 October 18, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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

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

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

(Additional conditions follow on page 10a.)

BAZ 16  
PAGE 10 OF MINUTES
That the lot shall be enclosed by 6 feet high decorative metal fencing excepting the driveway;

That striping and lighting shall be provided

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Darryl Acey

CAL NO.: 379-02-S

APPEARANCE FOR: Darryl Acey

MAP NO.: 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 8548 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing salon, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO JANUARY 17, 2003.

THE VOTE

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JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
GIGI MCCABE-MIELE
BRIAN L. CROWE
APPLICATION: Union League Barreto Boys & Girls Club

APPEARANCE FOR: Stephen J. Schlegel

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1214 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 2-story addition to an existing community center, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

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

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

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

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

[Approval Signature]

CHAIRMAN

BAZ 16 PAGE 12 OF MINUTES
APPLICANT: Edward N. Simon, Jr.  
CAL NO.: 381-02-Z

APPEARANCE FOR: Gary I. Wigoda, John Lee  
MAP NO.: 15-G

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

PREMISES Affected: 1455 W. Norwood Street

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

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS

GIGI MCCABE-MIELE  
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 October 18, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

BAZ 15  
PAGE 13 OF MINUTES
APPLICANT: Pam L. Valy

CAL NO.: 382-02-S

APPEARANCE FOR:

MAP NO.: 12-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 6500 W. Archer Avenue

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

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

THE VOTE

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APPLICANT: Laura Hartman

APPEARANCE FOR: Thomas S. Moore, Laura Hartman

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1441 W. Wolfram Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (S.D. #3) District, the extension of an existing covered landing into a front porch, whose front yard will be 5.55' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

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

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Kensington Park II, L.L.C.*  
APPEARANCE FOR: Thomas S. Moore, Alan D. Lev  
APPEARANCES AGAINST: None  
PREMISES AFFECTED: 1642-1746 S. Indiana Avenue/118-132 East 118th Street*  
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 39 townhouse dwelling unit building, in a B4-5 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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THE RESOLUTION:

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

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

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

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

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

*Amended at the public hearing.
APPLICANT: Kensington Court L.L.C.  CAL NO.: 385-02-S

APPEARANCE FOR: Thomas S. Moore  MAP NO.: 4-E

APPEARANCES AGAINST:

PREMISES AFFECTED: 1640 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use (parking for dwelling units) below the 2nd floor in a proposed 6-story 20 dwelling unit building, in a B4-5 Restricted Service District.

ACTION OF BOARD-- CASE CONTINUED TO DECEMBER 13, 2002.

THE VOTE

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APPLICANT: Kensington Court L.L.C.  CAL NO.: 386-02-Z

APPEARANCE FOR: Thomas S. Moore  MAP NO.: 4-E

APPEARANCES AGAINST:  MINUTES OF MEETING:

PREMISES AFFECTED: 1640 S. Indiana Avenue  October 18, 2002

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

ACTION OF BOARD--

CASE CONTINUED TO DECEMBER 13, 2002.

THE VOTE

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APPLICANT: Mohammad Ghouleh

APPEARANCE FOR: None

APPEARANCES AGAINST: None

PREMISES AFFECTED: 6458 S. Laflin Street

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

ACTION OF BOARD-- APPEAL DISMISSED FOR WANT OF PROSECUTION.

THE VOTE

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APPLICANT: Kenneth E. Brunke, Jr.

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 2256 N. Magnolia Avenue

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

ACTION OF BOARD--

APPEAL WITHDRAWN UPON MOTION OF APPELLANT.

THE VOTE

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APPLICANT: Jerzy Kenar

APPEARANCE FOR: Jerzy Kenar

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1001-03 N. Wolcott 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 RESOLUTION:

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

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 25, 2002, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.12-2(1)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2 1/2 story building containing 4 dwelling units and a non-conforming tavern; that the appellant seeks to convert the non-conforming tavern to a dwelling unit for a total of 5 dwelling units; that the change of use from a non-conforming tavern to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance provided the premises is brought into compliance with all applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a 5th dwelling unit in lieu of a former tavern for a total of 5 dwelling units with no additional off-street parking required, on premises at 1001-03 N. Wolcott Avenue, upon condition that the premises is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

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

APPLICANT: Robert Jacobson

APPEARANCE FOR: H. Reed Harris, Robert Jacobson

APPEARANCES AGAINST: James J. Banks, Dan O'Leary

PREMISES AFFECTED: 818 W. Aldine Street

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

ACTION OF BOARD-- APPEAL DENIED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR AFFIRMED.

THE VOTE

COPI

THE RESOLUTION:

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

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

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

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

WHEREAS, the district maps show that the premises is located in an R5 General Residence District (S.D. #16); and

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

RESOLVED, that the objector's appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting an Exception be and it hereby is affirmed.
APPLICANT: Kathe Dinic  
CAL NO.: 391-02-A  

APPEARANCE FOR: None  
MAP NO.: 9-G  

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

PREMISES AFFECTED: 818 W. Aldine Avenue  

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

ACTION OF BOARD--  

APPEAL DISMISSED FOR WANT OF PROSECUTION.

THE VOTE

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

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 26, 2002, reads: “Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-1.”

and

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

WHEREAS, the district maps show that the premises is located in a B1-1 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-1 Local Retail District, that the subject site is improved with a 2-story brick commercial building with an on-site parking area abutting the building to the west; that the appellant operates a retail car accessories business/service garage at the subject site and now seeks to include the installation of alarm systems and radios; that the subject premises has been previously occupied by business uses, the last use having been a sign painting business which ceased operation approximately 10 months ago; that the change of use from a sign painting business to a retail car accessories business/service garage with the installation of alarm systems and radios is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile service garage including the installation of alarm systems and radios, in a 2-story brick commercial building, on premises at 4208 W. Armitage Avenue, upon condition that all work shall be done within the existing building at the subject site; that the hours of operation shall be limited to the hours between 10 A.M. And 6 P.M., Monday through Saturday; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: La Cruzada Misionera

APPEARANCE FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED: 2624-26 W. Cermak Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 270 seat church, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON MOTION OF APPELLANT.

THE VOTE

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

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

APPEARANCE FOR:

APPEARANCES AGAINST:  MAP NO.: 4-I

PREMISES AFFECTED: 2624-26 W. Cermak Road  MINUTES OF MEETING: January 17, 2003

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter in the basement of an existing 1 and 4 story building containing a church and dwelling units, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITH DRAWN UPON MOTION OF APPLICANT.

THE VOTE

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BAZ 16  PAGE 55 OF MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: La Cruzada Misionera  
CAL NO.: 395-02-S

APPEARANCE FOR:  
MAP NO.: 4-1

APPEARANCES AGAINST:  
MINUTES OF MEETING: January 17, 2003

PREMISES AFFECTED: 2627 W. Cermak Road

NATURE OF REQUEST: Application for a special use under Article II of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 51 private passenger automobiles, in a Cl-2 Restricted Commercial District, to satisfy the parking requirements for a church to be located at 2624-26 W. Cermak Road.

ACTION OF BOARD-- 

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

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APPLICANT: La Cruzada Misionera
CAL NO.: 396-02-S

APPEARANCE FOR:

MAP NO.: 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 2002

PREMISES AFFECTED: 2620-22 W. Cermak Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter in a 4-story building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO JANUARY 17, 2003.

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BRIAN L. CROWE
APPLICANT: South Central Bank and Trust Company of Chicago

APPEARANCE FOR: Charles R. Bernardini, Marc Grayson

APPEARANCES AGAINST: None

PREMISES AFFECTED: 160 N. Morgan Street

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

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
X

DEMETRI KONSTANTELOS
X

GIGI McCABE-MIELE
X

BRIAN L. CROWE
X

THE RESOLUTION:

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

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

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Chicago Youth Program, Inc. CAL NO.: 398-02-S

APPEARANCE FOR: John J. George MAP NO.: 12-1:

APPEARANCES AGAINST: None

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

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a community center a proposed 1-story building, in an R5 General Residence District.

ACTION OF BOARD-- APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
DONALD HUBERT
GIgiMcCABE-MIELE
BRIAN L. CROWI

) THE RESOLUTION:

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

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

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Chicago Youth Program, Inc. CAL NO.: 399-02-Z

APPEARANCE FOR: John J. George MAP NO.: 12-E

APPEARANCES AGAINST: MINUTES OF MEETING:

PREMISES AFFECTED: 5340-58 S. Prairie Avenue/218-32 E. 54th Street October 18, 2002

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

ACTION OF BOARD--

CASE CONTINUED TO DECEMBER 13, 2002.

THE VOTE

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BAZ 15 PAGE 31 OF MINUTES
APPLICANT: Derek Noughton

APPEARANCE FOR: John J. Pikarski, Jr., Derek Noughton

APPEARANCES AGAINST: Kathleen O'Neill, Ray Speare, Dick McDowell

PREMISES AFFECTED: 6061 N. Lucerne Avenue

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

ACTION OF BOARD -- VARIATION DENIED.

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R1 Single-Family Residence District; that the subject site is a 49.35' x 131.94' lot improved with a recently constructed 2 ½ story brick single-family dwelling; that an enclosed entry way is located on the east site of the existing single-family dwelling; that the applicant seek to legalize the existing enclosed entry way; that testimony presented indicates that the enclosed entry was constructed subsequent to the issuance of a building permit and was not indicated on the original building's permit; that the said enclosed entry abuts a west side entrance to the single-family dwelling at 6055 N. Lucerne Avenue; that no evidence was presented to indicate that the applicant could not obtain a reasonable return on his property under the regulations of the district in which the property is located nor that any unique circumstances exist; that any hardship existing is self-created by the applicant; that the subject enclosed entry way is not compatible nor consistent with existing residential improvements in the block and that the said porch located .6" from the property's east side yard lot line overcrowds the property line; it is therefore

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

[Signature]  
CHAIRMAN
Robert & Lisa Fitzsimmons

James J. Banks, Robert and Lisa Fitzsimmons

None

1620 N. Sedgwick Street

Appeal from the decision of the Office of the Zoning Administrator.

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

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

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 2002, reads:

"Application not approved. Requested certification docs not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.5."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 6,109 sq. ft. lot and is improved with a 2 ½ story single-family condominium dwelling unit on the rear of the lot which is additionally improved with a 2 ½ story dwelling unit building on the front of the lot; that the appellants propose to erect a 3rd floor addition and an open stair case to the existing rear 2 ½ story single-family condominium building; that the Office of the Zoning Administrator contends that there are two principal buildings on one zoning lot; that evidence presented indicates that the rear 2 ½ story residential building is approximately 100 years old and is therefore a legal non-conforming use at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant's have established the basis of their appeal; it is therefore

WHEREAS, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the construction of a 3rd floor addition and an open stair case to an existing rear dwelling unit on a lot which also is improved with a existing dwelling unit on the front of the lot, on premises at 1620 N. Sedgwick Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Enrique Hernandez

APPEARANCE FOR: Enrique Hernandez

APPEARANCES AGAINST: None

PREMISES AFFECTED: 1443 N. Astor Street

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

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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THE RESOLUTION:

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

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

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

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

*Amended

BAZ 15 PAGE 37 OF MINUTES
APPLICANT: Aiden Ratigan  CAL NO.: 406-02-Z

APPEARANCE FOR: James J. Banks, Aiden Ratigan  MAP NO.: 13-L

APPEARANCES AGAINST: Martha Kastigar  MINUTES OF MEETING:

PREMISES AFFECTED: 5252 W. Carmen Avenue  October 18, 2002

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd story addition to an existing 2 ½-story frame single family residential, whose front yard will be 18' instead of 20', whose east side yard will be 3.84' instead of 5.3', whose west side yard will be 3.82' instead of 5.3', and to increase the basement's height.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 30' x 125.40' lot improved with a 2 ½ story frame single-family dwelling; that the applicant seeks to erect a 3rd story addition to the existing structure; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the proposed addition is necessary to provide additional living space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances; that the proposed addition will not affect an adequate supply of light and air to abutting residential buildings to the east and west in that there is approximately 8 feet between the subject building and the residential buildings; that the variations, if granted, will be compatible with existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

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

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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THE RESOLUTION:

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

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

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

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

[Signature]  CHAIRMAN

BAZ 15  PAGE 39 OF MINUTES
APPLICATION: Andrzej Rogowski

PEEKANCE FOR: James J. Banks, Andrzej Rogowski

PREMISES AFFECTED: 1313 N. Oakley Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO MAY 16, 2003.

THE VOTE

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JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
BRIAN L. CROWE
APPLICANT: Anthony F. DeGrazia

APPEARANCE FOR: Mark Vanecko, Anthony F. DeGrazia

APPEARANCES AGAINST: None

PREMISES AFFECTED: 3033 S. Archer Avenue*

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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THE RESOLUTION:

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

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

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

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

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

Chairman
APPLICATION: Big Wig

APPEARANCE FOR: James J. Banks

APPEARANCES AGAINST: 

PREMISES AFFECTED: 1209 N. Milwaukee Avenue

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

ACTION OF BOARD-- APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

THE VOTE

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