

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

APPLICANT: Chicago Board of Education **CAL NO.:** 174-03-S

PEARANCE FOR: Rick Danaher, Valeria Braun **MAP NO.:** 10-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 4652 S. Bishop 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 public elementary school annex to the existing 1-story Hamline School building, located at 4747 S. Bishop Street, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; and

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

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

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

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

APPLICANT: Chicago Board of Education **CAL NO.:** 175-03-S
APPEARANCE FOR: Rick Danaher **MAP NO.:** 4-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 3116-18 W. 15th 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 13 private passenger automobiles, in an R5 General Residence District, to serve an existing school located at 1420 S. Albany.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 landscaping and fencing shall be installed in compliance with the Chicago Landscape Ordinance; and

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

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

APPLICANT: 401 N. Trumbull L.L.C. **CAL NO.:** 176-03-S
APPEARANCE FOR: Mark J. Kupiec, David Ebert **MAP NO.:** 1-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 402 N. Trumbull Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, to serve an existing business located at 401 N. Trumbull Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 landscaping and fencing shall be installed in compliance with the Chicago Landscape Ordinance;

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

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

APPLICANT: Custom Staffing, Inc.

CAL NO.: 177-03-S

APPEARANCE FOR: Christopher L. Muniz

MAP NO.: 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2003

PREMISES AFFECTED: 2700 S. Lawndale 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--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

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

APPLICANT: PRJ Corp. d/b/a Workforce, Inc. **CAL NO.:** 178-03-S
APPEARANCE FOR: James J. Banks, Raymond Skowran **MAP NO.:** 7-L
APPEARANCES AGAINST: Hnery J. Lorek **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 2702 N. Laramie 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 3-story store and apartment building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 a B4-1 Restricted Service District; that the subject site is improved with a 3-story store and apartment building; that the subject day labor employment agency as been located in the first floor store premises for the past 4 years; that the subject day labor employment agency is open from 7 A.M. to 5 P.M., Monday through Friday; that after an initial interview at the site, a client is called by the applicant when a job is available; that the client does not return to the subject premises for every job; that the clients must be legal residents and provide proper identification; that the proposed use is necessary for the public convenience at this location to provide a labor source for area businesses; 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 be compatible with the existing business and residential uses in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

- That there shall be no loitering on the public sidewalk in front of the premises;
- That adequate on-site washroom facilities shall be provided for employees and clients.
- 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: Kevin Derrig Management Inc. **CAL NO.:** 179-03-Z
APPEARANCE FOR: James J. Banks, Kevin Derrig **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 4825 N. Hermitage Avenue

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

ACTION OF BOARD--

VARIATIONS GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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: Kevin Derrig Management Inc. **CAL NO.:** 180-03-Z
APPEARANCE FOR: James J. Banks, Kevin Derrig **MAP NO.:** 13-H
APPEARANCES AGAINST: Nonr **MINUTES OF MEETING:** May 16, 2003
PREMISES AFFECTED: 4827 N. Hermitage Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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: Mark S. Smith **CAL NO.:** 181-03-Z
APPEARANCE FOR: Mark S. Smith **MAP NO.:** 9-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 3526 N. Pine Grove 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 2-story addition to an existing 2-story single family dwelling, whose rear yard will be 19.27' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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: Rhonda Thompson **CAL NO.:** 182-03-S
APPEARANCE FOR: Rhonda Thompson **MAP NO.:** 16-E
APPEARANCES AGAINST: Delphine Hill **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 410 E. 65th 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 automobile laundry in an existing 1 and 2-story garage and office building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 queuing, washing and processing of automobiles shall take place inside the building;
- 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: Mohammed Siddiqi **CAL NO.:** 183-03-S
APPEARANCE FOR: James J.Banks, Mohammed Siddiqi **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 4648-50 N. Winthrop Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 9 condominium 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		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE			X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 the subject building shall be constructed consistent with the building elevation drawings in terms of design, building materials and other details as prepared by Hanna Architects, Inc., dated May 4, 2003;

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: Mohammed Siddiqi **CAL NO.:** 184-03-Z
APPEARANCE FOR: James J. Banks, Mohammed Siddiqi **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 4648-50 N. Winthrop Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a proposed 4-story 9 condominium dwelling unit building, with no front yard instead of 8.91', whose south side yard will be 3' instead of 8.4', whose rear yard will be 19.67' instead of 30', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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 16, 2003, the Zoning Board of Appeals, in Cal. No. 183-03-S, approved the establishment of residential use below the 2nd floor in a proposed 4-story 9 condominium 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: Bank of America **CAL NO.:** 185-03-S
APPEARANCE FOR: Graham C. Grady **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 1588-98 W. Clybourn 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 bank facility, in a C5-4 Commercial/Office District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 the drive-through facility and bank building shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Oculus, Inc., dated May 15, 2003; that the final landscape plan shall be approved by the Department of Planning and Development;

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

*Amended at the public hearing.

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

APPLICANT: Enterprise Leasing Co. of Chicago

CAL NO.: 186-03-S

APPEARANCE FOR: James J. Banks

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2003

PREMISES AFFECTED: 1842-44 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 20, 2003.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: 1671 N. Claremont LLC **CAL NO.:** 187-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 2323-25 W. Wabansia 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 10 dwelling unit building, with no front yard instead of 15', whose east side yard will be 4.4' instead of 5.5'; and a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 20, 2003.

THE VOTE

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

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

APPLICANT: Washington Federal Bank for Savings **CAL NO.:** 188-03-S
APPEARANCE FOR: Adam Moreland, Dale Hickman **MAP NO.:** 6-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 2863-73 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 a drive-through facility in conjunction with an existing bank facility, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Absolute Architecture PC, dated May 9, 2003; that the final landscape plan shall be approved by the Department of Planning and Development.

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: Universal Car Alarms **CAL NO.:** 189-03-A

APPEARANCE FOR: Frank J. Olivarria **MAP NO.:** 6-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 2544 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 18, 2003.

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Oscar's Beepers & Cellular, Inc. **CAL NO.:** 190-03-A

APPEARANCE FOR: Frank J. Olivarria **MAP NO.:** 6-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 2542 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 18, 2003.

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

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

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

APPLICANT: Letreona P. Woods **CAL NO.:** 191-03-A

APPEARANCE FOR: Letreona P. Woods **MAP NO.:** 22-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 1822 W. 95th Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Letreona P. Woods, for Don Arado, owner, on February 19, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a one-story store building, in a B2-1 Restricted Retail District, on premises at 1822 W. 95th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District in a 1-story store building; that the testimony presented indicates that the appellant has worked since 1995 in an existing beauty salon located in the subject building; that when the business was put up for sale she entered into an open lease for the premises; that the beauty salon at the subject site has not ceased operation; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 1-story brick store building, on premises at 1822 W. 95th Street, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 8:30 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Julian D. Abraham **CAL NO.:** 192-03-A
APPEARANCE FOR: Julian D. Abraham **MAP NO.:** 15-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 6319 N. Navajo Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Julian D. Abraham, owner, on February 27, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the construction of a proposed 18' high garage, in an R2 Single-Family Residence District, on premises at 6319 N. Navajo Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 27, 2002, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.6-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003; and

and WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District;

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 R2 Single-Family Residence District; that the subject site is 40' x 124' lot improved with a single-family dwelling on the front of the lot and the subject 22'-3 1/2" x 26'-3 5/8" accessory garage; that the said garage was constructed without the proper permit; that the testimony presented indicates that the mean height of the garage roof is 12 1/2' and is within the 15' height permitted under the zoning ordinance; that the Board finds that the garage, as defined, falls within the definition of building height in an accessory building; 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 existing detached accessory garage which is within the 15' height permitted under the zoning ordinance; on premises at 6319 N. Navajo Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ronald Freeman **CAL NO.:** 193-03-A
APPEARANCE FOR: Ronald Freeman **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 3227 S. Archer Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ronald Freeman, owner, on February 28, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 15' x 22.30' 2nd floor addition to an existing 1-story single-family dwelling, in a C1-1 Restricted Commercial District, on premises at 3227 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 2003, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003; and

WHEREAS, the district maps show that the premises is located in a C1-1 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 said use is located in a C1-1 Restricted Commercial District; that the subject site is a 50' x 150' lot improved with a 1 story single-family dwelling with a 2nd floor addition; that the 2nd story addition was erected by the applicant's son without proper permits; that the original 1-story residential building is approximately 100 years old and is a legal non-conforming use in the C1-1 Restricted Commercial District; that the said district zoning does not permit dwelling units on the first floor; that the said addition is located on the 2nd floor of the existing single-family dwelling; 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 a 15' x 22.30' 2nd floor addition to an existing 1-story single-family dwelling, on premises at 3227 S. Archer Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Kimball Dawson L.L.C. **CAL NO.:** 194-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 2815 N. Dawson 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 3-story 12 dwelling unit building, whose front yard will be 10' instead of 15' on the south east and 10' on the north west; the elimination of the midpoint rear yard from 49' on a through lot, and the elimination of the one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 18, 2003.

THE VOTE

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

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

APPLICANT: Kimball Dawson L.L.C.

CAL NO.: 195-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2003

PREMISES AFFECTED: 2819 N. Dawson 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 12 dwelling unit building, whose front yards will be 10' instead of 15' on the north west and zero on the south east, whose north east and south west side yards will be 3' instead of 4.26'; the elimination of the midpoint rear yard on a through lot, and the elimination of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 18, 2003.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Phillip E. Rashid Jr. and Pamela Gould Rashid **CAL NO.:** 196-03-Z

APPEARANCE FOR: **MAP NO.:** 3-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 1324 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story rear addition to an existing single family residence, with no rear yard instead of 30', and with no north and south side yards instead of 2'-6" each.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 18, 2003.

THE VOTE

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

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

APPLICANT: Balling Gary Management, Inc. d/b/a Hye Bar **CAL NO.:** 197-03-S
APPEARANCE FOR: Gary I. Wigoda, Tim Fenner **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 3707 N. Southport Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an exiting tavern in a proposed 1-story addition to an existing 3-story store and 2 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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: Peter Goldman **CAL NO.:** 198-03-Z
PEARANCE FOR: Mark J. Kupiec, Peter Goldman **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 436 W. Arlington 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 2-story addition to an existing 2-story residence, with no rear yard instead of 30', and with no east side yard instead of 2'-2", and to increase the floor area by an amount not to exceed 15% (408 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE			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 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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: Mercy Hospital & Medical Center **CAL NO.:** 199-03-S
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 14-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 5524 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 21 private passenger automobiles, in a B2-1 Restricted Retail District, to serve a medical center located at 5523 S. Pulaski Road.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; and

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

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

- That fencing and landscaping shall be provided in compliance with the Chicago Landscape Ordinance; and
- That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dubin Residential Communities Corporation **CAL NO.:** 200-03-S

APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 9-G

APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 3260 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 an off site parking space for a private passenger automobile, in a B4-3 Restricted Service District, to serve unit B in a building located at 3215 N. Wilton Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
JLY 18, 2003.

THE VOTE

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

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

APPLICANT: Fifth Third Bank **CAL NO.:** 201-03-S
APPEARANCE FOR: Lenny D. Asaro **MAP NO.:** 18-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 1606 E. 79th 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 facility, in a B5-2 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; 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 the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Hartshorne & Plunkard Architecture, dated May 13, 2003; that the final landscape plan shall be approved by the Department of Planning and Development;

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: John Walsh **CAL NO.:** 202-03-Z
APPEARANCE FOR: John Walsh **MAP NO.:** 2-G
APPEARANCES AGAINST: Terry McDonald et al. **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 1425 W. Flourney 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 proposed 3-story single family dwelling, whose front yard will be 4' instead of 13.34', and whose west side yard will be 1' instead of 2.4'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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 R4 General Residence District; that the subject site is a 24' x 111' lot presently improved with a 2 ½ story brick residential building; that the applicant proposes to demolish the existing building and erect a 3-story single-family dwelling; 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 variations requested are necessary to provide some rear green space; that the plight of the owner is due to the depth of the subject lot being 111 feet which is less than the standard city lot depth of 125 feet; that the proposed single-family dwelling will be compatible with the existing mixed residential improvements and that the variations requested will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Chicago Board of Education

CAL NO.: 203-03-Z

APPEARANCE FOR: Rick Danaher

MAP NO.: 28-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 16, 2003

PREMISES AFFECTED: 1460 W. 112th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 2-story addition to an existing elementary school, whose east side yard will be 12'-10" instead of 18.65', to reduce the midway rear yard (on a through lot) requirement to zero instead of 60', and to exceed the floor area ratio by 36,480 sq. ft..

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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: GIW, Inc. d/b/a Goose Island Wrigleyville **CAL NO.:** 204-03-S

APPEARANCE FOR: Gregory Dose **MAP NO.:** 9-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 1015 W. Addison 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 45 private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the public place of amusement parking requirement for an existing restaurant located at 3535 N. Clark Street.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 18, 2003.

THE VOTE

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

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

APPLICANT: GIW, Inc. d/b/a Goose Island Wrigleyville **CAL NO.:** 205-03-Z
APPEARANCE FOR: Gregory Dose **MAP NO.:** 9-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 1015 W. Addison Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the establishment of an off-site accessory parking lot for the parking of 45 private passenger automobiles to fulfill the parking requirements for an existing restaurant located at 3535 N. Clark Street, which will permit the same parking lot to qualify as required parking for 2 or more uses.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 18, 2003.

THE VOTE

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

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

APPLICANT: Patrick Landrosh **CAL NO.:** 206-03-Z

APPEARANCE FOR: James J. Banks, Patrick Landrosh **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 2181 W. Windsor 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 11.77' instead of 22.27', and with no west side yard instead of 6.1'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA		X	
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE		X	
BRIAN L. CROWE	X*		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 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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 4,549 sq. ft. lot presently improved with a 2-story frame dwelling; that the applicant proposes to demolish the existing building and erect a 2 ½ story with basement single-family dwelling at the subject site; and

WHEREAS, that a motion was made by the Chairman to deny the application finding that the proposed 2 ½ story with basement single-family dwelling is an overbuilding of the subject 4,549 sq. ft. lot and that no evidence was presented to indicate 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; and

WHEREAS, that upon being put to a vote, Member McCabe-Miele concurred with Chairman Spingola's motion to deny the variations applied for. Members Hubert and Konstantelos voted to grant the variations as presented; and

WHEREAS, *that absent Member Crowe has reviewed the file and listened to the audio tape of the proceedings in this case and voted to grant the variations as presented; 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: Patrick Landrosh **CAL NO.:** 207-03-Z
APPEARANCE FOR: James J. Banks, Patrick Landrosh **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 2122 W. Agatite Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2 ½-story single family residence, whose front yard will be 11' instead of 21.19', and with no east side yard instead of 5.93'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
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 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; 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 4,547 sq. ft. lot presently improved with a 3-story frame dwelling; that the applicant proposes to demolish the existing building and erect a 2 ½ story with basement single-family dwelling at the subject site; and

WHEREAS, that a motion was made by the Chairman to deny the application finding that the proposed 2 ½ story with basement single-family dwelling is an overbuilding of the subject 4,547 sq. ft. lot and that no evidence was presented to indicate 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; and

WHEREAS, that upon being put to a vote Member McCabe-Miele concurred with Chairman Spingola's motion to deny the variations applied for. Members Hubert and Konstantelos voted to grant the variations as presented; and

WHEREAS, *that absent Member Crowe has reviewed the file and listened to the audio tape of the proceedings in this case and voted to grant the variations as presented; 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: Genesis House **CAL NO.:** 208-03-Z

APPEARANCE FOR: John C. Thurmond, Patrice Beamon **MAP NO.:** 12-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 1434 W. 51st 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 transitional residence for 20* women in a 2-story brick 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		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE			X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story brick building; that the applicant proposes to establish a transitional residence for 20 women formerly involved in prostitution but who now seek to re-establish positive lifestyles and eliminate harmful behaviors; that on August 19, 1994, the Board approved the establishment of a transitional residence for up to 12 female ex-offenders in a 2 story brick building at the subject site; that the testimony presented in Cal. No. 213-94-S is hereby made part of the record in this case; 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 the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence activity to another group or association the special use granted herein shall become null and void; and

That any deviation from the specified use of the subject premises as a transitional shelter for 20 women formerly involved in prostitution, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void; and

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

*Amended at the public hearing.

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

APPLICANT: Chris Karbowski **CAL NO.:** 209-03-Z
APPEARANCE FOR: James J. Banks, Chris Karbowski **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 1500-20 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 4-story 18 dwelling unit and commercial building, with no rear yard instead of 30', and to reduce the required loading berths from 3 to 2.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.,

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; and

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

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

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

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

APPLICANT: The Menomonee Club **CAL NO.:** 210-03-S
APPEARANCE FOR: Elizabeth D. Sharp **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 1535 N. Dayton 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 boys and girls club community center, in a C5-4 Commercial/Office District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2003; and

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

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

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

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

APPLICANT: New Covenant Missionary Baptist Church **CAL NO.:** 61-03-S

APPEARANCE FOR: **MAP NO.:** 18-D

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 7607 S. Cottage Grove 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 42 private passenger automobiles, in a C2-2 General Commercial District, to partially fulfill the parking requirements for a proposed church to be located at 754 E. 77th Street.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 20, 2003 FOR STATUS

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

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

APPLICANT: New Covenant Missionary Baptist Church **CAL NO.:** 62-03-S

APPEARANCE FOR: **MAP NO.:** 18-D

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 7710 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 65 private passenger automobiles, in a C2-2 General Commercial District, to partially fulfill the parking requirement for a church to be located at 754 E. 77th Street.

ACTION OF BOARD--

CASE CONTINUED TO
.JUNE 20, 2003 FOR STATUS

THE VOTE

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

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

APPLICANT: New Covenant Missionary Baptist Church **CAL NO.:** 63-03-S

APPEARANCE FOR: **MAP NO.:** 18-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**

May 16, 2003

PREMISES AFFECTED: 754 E. 77th 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 proposed 1,128 seat church, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 20, 2003 FOR STATUS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: New Covenant Missionary Baptist Church **CAL NO.:** 64-03-S

APPEARANCE FOR: **MAP NO.:** 18-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 740 E. 77th 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 18 private passenger automobiles, in an R3 General Residence District, to partially fulfill the parking requirement for a church to be located at 754 E. 77th Street.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
.JUNE 20, 2003 FOR STATUS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Hispanic Housing Dev. Corp.

CAL NO.: 170-03-Z

APPEARANCE FOR:

MAP NO.: 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2003

PREMISES AFFECTED: 1154 N. Campbell 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 erection of a proposed 5-story 59 dwelling unit and retail building with no front yard instead of 15', with no south side yard instead of 12', and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

APPLICATION HELD
UNDER ADVISEMENT.

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

APPROPRIATE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: PA Staffing **CAL NO.:** 469-02-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 3508 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 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: Bill Senne **CAL NO.:** 365-02-S

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 2814-20 W. Armitage 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 drug store, in a C2-1 General Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Andrzej Rogowski **CAL NO.:** 408-02-Z
APPEARANCE FOR: James J. Banks, Andrzej Rogowski **MAP NO.:** 3-H
APPEARANCES AGAINST: Clark D. Andrews, Linda L. Andrews **MINUTES OF MEETING:**
 January 17, 2003, March 21, 2003, May 16, 2003
PREMISES AFFECTED: 1313 N. Oakley Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS DENIED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on January 17, 2003, March 21, 2003 and May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 2, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R3 General Residence District; that the subject site is a 25'x 125.08' lot improved with a 4-story brick residential building which includes the subject addition; that evidence presented indicates that the addition contains an exercise room and bathroom; that the plan submitted for permit was for attic space and not habitable space; that the building plan submitted for permits do not match what was built; that the said addition increases the floor area in the existing building by 400 sq.ft.; that the Board has no authority under the zoning ordinance to grant any variation of floor area ratio that did not exist prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; it is therefore

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

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

APPLICANT: Tim Trezzo **CAL NO.:** 468-02-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 6-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 4214 W. 24th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story single family residence, with no east side yard instead of 3', whose west side yard will be 1' instead of 3', and whose front yard will be 15' instead of 30'.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

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

APPLICANT: Ellis Place Condominiums, L.L.C. **CAL NO.:** 91-03-Z
APPEARANCE FOR: Bernard I.Citron **MAP NO.:** 10-D
APPEARANCES AGAINST: Anthony Jackson **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 4525-29 S. Ellis Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 6 dwelling unit building, whose north side yard w8ll be .63' instead of 6.1', and with no south side yard instead of 6.1'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 2003; 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 R4 General Residence District; that the subject site is a 61' x 164' unimproved parcel of land; that the applicant proposes to erect a 3-story condominium dwelling unit building at the subject site; that on-site parking for six automobiles will be provided; that the residential structures previously located at the subject site were row houses; 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 variations requested are necessary to erect a building that will be similar to the previous row house type of residence; that the plight of the owner is due to a contractual obligation to construct a residential building similar to the type of residential buildings in this block; that the variations, if granted, will not alter the essential character of the locality in that the proposed residential building, as designed, will be compatible with existing residential buildings in this block; 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: Ellis Place Condominiums, L.L.C. **CAL NO.:** 92-03-Z
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 10-D
APPEARANCES AGAINST: Anthony Jackson **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 4531-33 S. Ellis Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 4 dwelling unit building, with no north side yard instead of 4.11', and whose south side yard will be .52' instead 4.1'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 2003; 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 R4 General Residence District; that the subject site is a 41' x 164' unimproved parcel of land; that the applicant proposes to erect a 3-story 4 condominium dwelling unit building at the subject site; that on-site parking for 4 automobiles will be provided; that the residential structures previously located at the subject site were row houses; 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 variations requested are necessary to erect a building that will be similar to the previous row house type of residence; that the plight of the owner is due to contractual obligation to construct a residential building similar to the type of residential buildings in this block; that the variations, if granted, will not alter the essential character of the locality in that the proposed residential building, as designed, will be compatible with existing residential buildings in this block, it is therefore

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

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

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

APPLICANT: Miriam J. Colindrez **CAL NO.:** 99-03-S
APPEARANCE FOR: John J. Pikarski, Jr., Miriam J. Colindrez **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 4706-08 W. North Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry in a 1-story masonry building, in a C2-1 General Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 4, 2003; 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 queuing, washing and processing of automobiles shall take place inside the building; and

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

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

APPLICANT: Robert Farnik **CAL NO.:** 103-03-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 1515 W. Haddon Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 9 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Robert Farnik **CAL NO.:** 104-03-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 1515 W. Haddon Avenue

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

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

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

APPEARANCE FOR: **MAP NO.:** 3-J

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003

PREMISES AFFECTED: 3650-54 W. Augusta Avenue

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

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Chicago Soccer **CAL NO.:** 119-03-S
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 11-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 4940-48 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a R3 General Residence District, to partially fulfill the parking requirement for an indoor soccer facility located at 4423 N. Milwaukee Avenue.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Chicago Soccer

CAL NO.: 120-03-Z

APPEARANCE FOR: Thomas M. Pikarski

MAP NO.: 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 16, 2003

PREMISES AFFECTED: 4940-48 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit a dual use off-site accessory parking lot for the parking of 65 private passenger automobiles, in a B4-2 Restricted Service District, to partially fulfill the parking requirements for a soccer club located at 4423 N. Milwaukee Avenue.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: PA Staffing **CAL NO.:** 469-02-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 3508 W. Fullerton Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 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: David VanZandt and Lisa Huestis **CAL NO.:** 125-03-Z
APPEARANCE FOR: James J. Banks, David VanZandt **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 16, 2003
PREMISES AFFECTED: 441 W. Belden Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 2-story rear addition plus a 1-story attached garage to an existing 2-story masonry building, with no west side yard instead of 5.42', and whose rear yard will be 1.916' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 2003; and

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

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

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

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

APPLICANT: Greg Lawton **CAL NO.:** 131-03-Z
APPEARANCE FOR: Rolando R. Acosta, Greg Lawton **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 16, 2003
PREMISES AFFECTED: 2031 N. Sedgwick Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story rear addition to an existing 3-story single family residence, with no north and south side yards instead of 2.05' each

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 4, 2003; 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.