

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

APPLICANT: Seaway National Bank **CAL NO.:** 320-03-S
APPEARANCE FOR: John J. George **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 11106-24 S. Michigan Avenue/18-48 E. 111th Place
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed bank, in a B5-2 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Mayes Architects, Inc, dated September 18, 2003; that the final landscape plan shall be approved by the Department of Planning and Development; 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: First American Bank

CAL NO.: 321-03-S

APPEARANCE FOR: John J. Geroge

MAP NO.: 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 1235-41 S. Wabash Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 2-lane drive-through facility in conjunction with a proposed bank, in a B7-5 General Central Business District.

ACTION OF BOARD--

THE VOTE

COPY

APPLICATION APPROVED.

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| DONALD HUBERT | X | | |
| GIGI McCABE-MIEBLE | 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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 hours of operation of the ATM located at the rear of the site as part of the drive-through facility shall be limited to the same hours of operation of the drive-through facility, 8 A.M. to 5:30 P.M.. Monday through Thursday, 8 A.M. to 6 P.M. Friday, and from 9 A.M. to 2 P.M. Saturday; and that access from Wabash Avenue shall be closed by a gate at all other times; and

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings as approved by the Chicago Plan Commission on June 12, 2003; 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: TIA/Chicago Connections **CAL NO.:** 322-03-S
APPEARANCE FOR: James J. Banks, Hugo E. Ruiz **MAP NO.:** 7-J
APPEARANCES AGAINST: Emil Metterhausen **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 2732-34 N. Kedzie Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in a 3-story brick residential building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 B4-2 Restricted Service District; that the subject site is improved with a 3-story brick residential building undergoing renovation; that the applicant has operated a transitional shelter at the subject site for the past 14 years; that the subject transitional residence provides accommodations for a maximum 24 male youths 10 to 17 years old; that the proposed use is necessary for the public convenience at this location to continue to provide detention alternative programs and counseling services to the residents; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said transitional residence which is staffed by professionals 24 hours daily; that residents are escorted to school by staff; that all outside activities are supervised by staff; and that the said use, located at the subject site for the past 14 years, is compatible with existing residential improvements and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for a maximum of 24 male youths aged 10 to 17, in a 3-story brick residential building, on premises at 2732-34 N. Kedzie Avenue, upon condition that the building complies with all applicable building code regulations before a permit is issued; and be it further

RESOLVED, 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 operation to other group or association, or deviates from the specified used of the premises as a transitional residence for male youths 10 to 17 years old, or any increase in the number of beds, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Lake Lofts, L.L.C.

CAL NO.: 323-03-Z

APPEARANCE FOR: Bernard I. Citron

MAP NO.: 1-G

APPEARANCES AGAINST: Timothy Patnode

MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 800 W. Lake Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-4 General Commercial District, the erection of a proposed 5-story 6 dwelling unit building with ground floor commercial space,* with no rear yard instead of 30', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

COPY

VARIATIONS DENIED.

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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 C2-4 General Commercial District; that the subject site is an unimproved 40.35' x 100' lot located on the northwest corner of W. Lake Street and N. Halsted Street; that the applicant proposes to erect a 5-story 6 dwelling unit building with ground floor commercial space at the subject site; that the site will have a curb cut on N. Halsted Street to access the 6 on-site parking spaces; that the Board finds that insufficient evidence was presented to support the requested waiver of the one required loading berth; that the Board finds that the proposed project is an overbuilding on this 40.35' x 100' lot and that the applicant's hardship is self-created; it is therefore

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

*Amended

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

APPLICANT: Centers for New Horizons **CAL NO.:** 324-03-S
APPEARANCE FOR: William Miceli **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 827-31 E. 43rd 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 29 private passenger automobiles, in a C1-3 Restricted Commercial District, to serve a 2-story day care center located at 4301 S. Cottage Grove Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 applicant shall install landscaping and fencing in compliance with applicable provisions of 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: Peter J. Power **CAL NO.:** 325-03-Z
APPEARANCE FOR: Peter J. Power **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 3347 S. Lituania Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a proposed 4th floor addition to an existing 3-story multi-dwelling unit building, whose south side yard will be 0.76' instead of 7.28', whose north side yard will be 2.67' instead of 7.28', whose front yard will be 21'-11" instead of 28', and not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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: No Hope No Fear LLC **CAL NO.:** 326-03-S
APPEARANCE FOR: John A. Fritchey **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 1917 W. Division 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 tattoo parlor, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 24, 2003
FOR STATUS.

COPY

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: Jerry A. Cherney **CAL NO.:** 327-03-Z
APPEARANCE FOR: Jerry A. Cherney **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 6905 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 1-story rear addition and a 1-story 2nd floor addition to an existing 2-story single family residence, whose rear yard will be 20.88' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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: Vishal and Usha Shah **CAL NO.:** 328-03-S
APPEARANCE FOR: Caroline A. Nash **MAP NO.:** 11-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 5000-06 W. Irving Park Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Dunkin Donut restaurant, in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 2003.

COPY

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: Near North Health Service Corporation* **CAL NO.:** 329-03-S
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 12-D
APPEARANCES AGAINST: Terry Glover **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 4829 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 a community health center in an existing 7-story senior housing unit building, in an R5 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.,

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 R5 General Residence District; that the subject site is improved with a 7-story senior housing unit building with on-site parking lots; that the applicant is a private government-funded health care facility which provides services to individuals on a sliding fee scale and/or who do not have health insurance; that the applicant at the present time operates a legally licensed clinic in the existing 7-story residential building and provides non-invasive health care and health education services to the residents of said building only; that no x-ray services are provided at the subject site; that the applicant proposes to make its services available to the residents of other senior housing buildings in the area and to individuals of all ages in the neighborhood; that the Board finds that the proposed expansion of the existing health care center is not necessary for the public convenience at the subject site; that testimony presented indicates that the Chicago Department of Human Services plans to establish a similar use across the street from the subject site; that testimony presented indicates that the proposed use has now become, by offering its services to individuals of all ages who are not residents of the subject building, an expansion of a business use in a residential zoning district; that no evidence was presented to indicate that the proposed expansion of the existing health care center will not be detrimental to the value of other property in the neighborhood; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Ricardo Gonzalez, Sr. **CAL NO.:** 330-03-Z

APPEARANCE FOR: David Boyle, Ricardo Gonzalez, Sr. **MAP NO.:** 6-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 19, 2003

PREMISES AFFECTED: 2309 S. Sacramento Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the reduction of the front yard to 4' instead of 8.42' in order to allow 2* parking space on an paved parking pad.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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.

*Amended at the public hearing.

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

APPLICANT: The Carlton at the Lake, Inc. **CAL NO.:** 331-03-Z
APPEARANCE FOR: Stephen Sher **MAP NO.:** 11-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 725 W. Montrose 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 1-story addition to an existing 5-story nursing home, with no front yard instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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: North Side Development Corp. **CAL NO.:** 332-03-Z
APPEARANCE FOR: John A. Fritchey **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 904 W. Fletcher Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 4 dwelling unit building, with no front yard instead of 13.89', and whose west side yard will be 1'-4" instead of 2.5'.*

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED,

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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.

*Amended at the public hearing.

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

APPLICANT: Chinese Consolidated Benevolent Association **CAL NO.:** 333-03-S
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 6-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 250 W. 22nd Place

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 4 private passenger automobiles to fulfill the parking requirements for a proposed 6 dwelling unit building to be located at 259 W. 22nd Place, in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 2003.

COPY

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: Chinese Consolidated Benevolent Association CAL NO.: 334-03-Z

APPEARANCE FOR: John J. Pikarski, Jr. MAP NO.: 6-F

APPEARANCES AGAINST: MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 259 W. 22nd Place

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 front yard will be 6' instead of 12', whose east side yard will be 1'-3" instead of 2.5', and whose rear yard will be 19' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 2003.

COPY

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: Abdulgaffar Muhammad **CAL NO.:** 335-03-A
APPEARANCE FOR: Abdulgaffar Muhammad **MAP NO.:** 12-E
APPEARANCES AGAINST: Nonr **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 122 E. 55th 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.

COPY

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, Abdulgaffar Muhammad, for Mark Spooner, owner, on June 5, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon/barber shop, in a 3-story brick store building, in a B2-3 Restricted Retail District, on premises at 122 E. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 2003, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

WHEREAS, the district maps show that the premises is located in a B2-3 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 B2-3 Restricted Retail District; that the subject premises has been occupied by a beauty salon/barber shop since March, 2000; that the subject premises was previously occupied by a barber shop which ceased operation in December, 1999; that the appellant entered into a lease for the said property on March 1, 2003; that the appellant commenced business at the site without the proper business license; 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 his appeal; it is therefore

WHEREAS, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon/barbershop in a 3-story brick store building, on premises at 122 E, 55th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M., Tuesday through Saturday; and that all other 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: Indian Boundary Golf Management, Inc. **CAL NO.:** 336-03-A
APPEARANCE FOR: William A. Rehanek **MAP NO.:** 9-P
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 8600 W. Forest Preserve Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

COPY

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, Indian Boundary Golf Management, Inc., for Forest Preserve District of Cook County IL, owner, on June 9, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of alcoholic beverages as an accessory use to a public golf course, in an R1 Single Family Residence District, on premises at 8600 W. Forest Preserve Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 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 7.3-1."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

WHEREAS, the district maps show that the premises is located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is a public golf course improved with a 1-story brick building occupied by the management office of the Indian Boundary Cook County Golf Course, that the said golf course is located completely within the Cook County Forest Preserve District; that the appellant seeks to sell only beer and flavored malt beers at the subject site to golf course patrons; that the aforesaid beverages will be sold from carts; that the proposed use will be subordinate to the principal use of the site as a golf course and therefore may be considered an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of is 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 sale of alcoholic beverages (beer and flavored malt beers) as an accessory use only to a public golf course, on premises at 8600 W. Forest Preserve Avenue; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, ROOM 806

APPLICANT: Billy Caldwell Golf Management, Inc.* **CAL NO.:** 337-03-A
APPEARANCE FOR: William A. Rehanek **MAP NO.:** 15-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 19, 2003
PREMISES AFFECTED: 6200 N. Caldwell 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.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Billy Caldwell Golf Management, Inc., for Forest Preserve District of Cook County IL, owner, on June 9, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of alcoholic beverages as an accessory use to a public golf course, in an R1 Single Family Residence District, on premises at 6200 N. Caldwell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 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 7.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

WHEREAS, the district maps show that the premises is located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is a public golf course improved with a 1-story brick building occupied by the management office of the Billy Caldwell Cook County Golf Course; that the said golf course is located completely within the Cook County Forest Preserve District; that the appellant seeks to sell only beer and flavored malt beers at the subject site to golf course patrons; that the aforesaid beverages will be sold from carts; that the proposed use will be subordinate to the principal use of the site as a gold course and therefore may be considered an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its 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 sale of alcoholic beverages (beer and flavored malt beers) as an accessory use only to a public golf course, on premises at 6200 N. Caldwell Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

*Amended at the public hearing.

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

APPLICANT: Edgebrook Golf Management, Inc. **CAL NO.:** 338-03-A
APPEARANCE FOR: William A. Rehanek **MAP NO.:** 15-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 6100 N. Central 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.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Edgebrook Golf Management, Inc., for Forest Preserve District of Cook County IL, owner, on June 9, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of alcoholic beverages as an accessory use to a public golf course, in an R1 Single Family Residence District, on premises at 6100 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 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 7.3-1."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

WHEREAS, the district maps show that the premises is located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single Family Residence District; that the subject site is a public golf course improved with a 1-story brick building occupied by the management office of the Edgebrook Cook County Golf Course; that the said golf course is located completely within the Cook County Forest Preserve District; that the appellant seeks to sell only beer and flavored malt beers at the subject site to golf course patrons; that the aforesaid beverages will be sold from carts; that the proposed use will be subordinate to the principal use of the site as a golf course and therefore may be considered an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its 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 sale of alcoholic beverages (beer and flavored malt beers) as an accessory use only to a public golf course, on premises at 6100 N. Central Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: John Reid IV **CAL NO.:** 339-03-A
APPEARANCE FOR: John Reid IV **MAP NO.:** 14-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 6010 S. Princeton 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.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, John Reid IV, owner, on June 10, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 dwelling units with insufficient lot area in an existing 2 ½ story building whose permit (#2001-948356) states property is a single-family dwelling, in an R3 General Residence District, on premises at 6010 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 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 7.5-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject is a 25' x 125' lot improved with a 2 ½ story residential building; that the testimony presented indicates that after a fire occurred at the subject site, the appellant replaced what he thought was original construction; that the Sanborn Map indicates that the subject building was originally a 2-story 3 flat building; that evidence presented indicates that the subject building was a legal 2 dwelling unit building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant as a right to continue the occupancy of the building as 2 dwelling units provided the building is brought into compliance with applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of 2 dwelling units in an existing 2 ½ story building, on premises at 6010 S. Princeton Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances 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: Cynthia A. Zahn Pierpaoli and Maurizio F. Pierpaoli **CAL NO.:** 340-03-S

APPEARANCE FOR: Kenneth L. Kwiatt, Maurizio F. Pierpaoli **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 19, 2003

PREMISES AFFECTED: 1506 W. Superior 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 2 private passenger automobiles, in a R4 General Residence District, to serve a single family residence located at 1508 W. Superior Street.

ACTION OF BOARD--

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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: Mary Mackinnie **CAL NO.:** 341-03-Z
APPEARANCE FOR: Mary Mackinnie **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 7917 S. Morgan Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story addition to the rear of an existing 3-story 2 dwelling unit building, whose north side yard will be 3.14' instead of 5.2', whose south side yard will be 4.89' instead of 5.2', and which addition is not to exceed 15% (599.28 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.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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 Baltimore, L.L.C. **CAL NO.:** 342-03-S
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 19, 2003
PREMISES AFFECTED: 6648 S. Maryland 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 21 private passenger automobiles, in a R4 General Residence District, to serve an existing 20 dwelling unit building located at 6647-53 S. Maryland Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 by the applicant in compliance with applicable provisions of the Chicago Zoning 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: The Baltimore, L.L.C. **CAL NO.:** 343-03-Z
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 16-D
APPEARANCES AGAINST: NOne **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 6648 S. Maryland Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a proposed 21 space parking lot, whose front yard will be 7' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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 September 19, 2003, the Zoning Board of Appeals, approved, in Cal. No. 342-03-S, the establishment of an off-site accessory parking lot for the parking of 21 private passenger automobiles, at the subject site, to serve an existing 20 dwelling unit building located at 6647-53 S. Maryland Avenue; 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: Surry Court, L.L.C. **CAL NO.:** 344-03-Z
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 2430 N. Surry Court

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 3-story single family dwelling, whose north and south side yards will be 3' each instead of 7.85' each, and whose front yard will be 15'-2".

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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: Eitan Coresh **CAL NO.:** 345-03-Z
APPEARANCE FOR: Eitan Coresh **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 7731 N. Paulina Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the enclosure of an existing rear porch to an existing 3 dwelling unit building, which enclosure is not to exceed 15% (587 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

VARIATION GRANTED,

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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: James Michael Faier **CAL NO.:** 346-03-Z
APPEARANCE FOR: Thomas S. Moore, James Michael Faier **MAP NO.:** 9-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 656 W. Melrose Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #20) District, the construction of a proposed 4-story 3 dwelling unit building whose front yard will be 12' instead of 13.9'*, whose west side yard will be .5' instead of 2.5', whose rear yard will be 21.2' instead of 30', and to increase the height of the building to 45' instead of 42'.

ACTION OF BOARD--

THE VOTE

VARIATIONS PARTLY GRANTED AND PARTLY DENIED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | X | |
| X | X | |
| X | X | |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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 R5 General Residence Special District #20; that the subject site is a 25' x 116' lot with no alley access; that the applicant proposes to erect a 4-story 3 dwelling unit building with basement at the subject site; that due to the dimensions of the subject property it 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 yard variations, if granted, will not alter the essential character of the locality; that under Section 10A-1.7-2 of the zoning ordinance the Board has no authority to permit an increase in the height of the proposed building from 42' to 45'; 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 in part upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the request for a variation in the height of the proposed building be and it hereby is denied.

*Amended at the public hearing.

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

APPLICANT: Genesis Homes L.L.C.

CAL NO.: 347-03-Z

APPEARANCE FOR:

MAP NO.: 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 4311 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 2-story 2 dwelling unit building whose north and south side yards will be 1' each instead of 2' each.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
NOVEMBER 21, 2003

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
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ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Public Building Commission of Chicago **CAL NO.:** 348-03-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 28-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 19, 2003
PREMISES AFFECTED: 830 W. 119th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a 1-story public library whose south front yard will be 10' instead of 20', whose east side yard will be 2' instead of 12', whose west side yard shall be 3'7" instead of 12'; and also to reduce the west side yard from 13.3' to 5'2"; and whose north side yard (on a reverse corner lot) shall be 1'-6" instead of 5' in order to permit the aforesaid library building,, a 1-story accessory building and accessory parking in the west side yard.*

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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.

*Amended

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 349-03-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 12-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 319 E. Garfield Boulevard

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 "Park and Ride" lot for the parking of 117 private passenger automobiles, in an R5 General Residence/B2-3 Restricted Retail District, to serve an existing CTA transit station.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 applicant shall install landscaping and fencing in compliance with applicable provisions of 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: Iglesia Cristiana Puerta AlCielo

CAL NO.: 350-03-S

APPEARANCE FOR: Thomas M. Pikarski

MAP NO.: 12-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 4946 S. Cicero 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 30 seat church in an existing 1-story building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 21, 2003

COPY

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: City Cash Corporation **CAL NO.:** 351-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 18-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 7601 S. Cicero 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 pay day loan business in the lower level of the north mall of Ford City Shopping Center, in a B5-2 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
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| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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: Debbie's Customized Staffing, Inc. **CAL NO.:** 352-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 12-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 4117 W. 47th 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 day labor employment agency in a 1-story shopping center, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| 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 September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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: Esteban and Deborah Doble **CAL NO.:** 353-03-A
APPEARANCE FOR: Deborah Doble **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 1703 N. Kedvale 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.

COPY

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, Esteban and Deborah Doble, owner, on August 1, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 3rd floor dormer addition which will exceed the allowable floor area by 324 sq. ft. in an existing 2-story 2 dwelling unit building, in an R3 General Residence District, on premises at 1703 N. Kedvale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 23, 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 7.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 125' lot improved with a 2-story 2 dwelling unit building with a 3rd floor 22.25' x 47' dormer addition; that the appellants proceeded to square off the top of the subject building with a gable roof and extend walls when repairing fire damage; that the Board finds that the expansion of the allowable floor area by 324 sq.ft is necessary to provide sufficient living space in the 2nd floor dwelling unit; it is therefore.

RESOLVED; that the appeal be and it hereby sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a 3rd floor dormer addition to an existing 2-story 2 dwelling unit building which exceeds the allowable floor area by 324 sq.ft., on premises at 1703 N. Kedvale 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: Esteban and Deborah Doble **CAL NO.:** 354-03-Z
APPEARANCE FOR: Deborah Doble **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 1703 N. Kedvale 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 3rd floor addition to an existing 2-story 2 dwelling unit building whose front yard will be 14.15' instead of 20', with no north side yard instead of 5.8', and whose south side yard will be 2.65' instead of 5.8'.

ACTION OF BOARD--

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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 August 15, 2003, the Zoning Board of Appeals sustained, in Cal. No. 353-03-A, the applicant's appeal permitting a 3rd floor dormer addition that will exceed the allowable floor area by 324 sq. ft. in an existing 2-story 2 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: State Street Detail Center, Inc.
(State Street Hand Car Wash) **CAL NO.:** 355-03-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 4-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003

PREMISES AFFECTED: 1639-1701 S. State 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-story brick building, in a C2-4 General Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 entrance to the proposed automobile laundry shall be located at the rear of the building; that all queuing and handling of cars shall take place onsite; that the applicant shall install landscaping and fencing consistent with applicable provisions of 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: Peter A. and Veronica Walsh

CAL NO.: 356-03-Z

APPEARANCE FOR: Peter A. Walsh

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 4830 N. Hamilton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the erection of a proposed 2-story addition to the rear of an existing 3 ½-story single family dwelling, whose south side yard will be 3' instead of 5.88', and not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 19, 2003.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X | | |
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ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Kevin Mudd **CAL NO.:** 357-03-Z
APPEARANCE FOR: Thomas S. Moore, Kevin Mudd **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 1510 N. Cleveland 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 4 dwelling unit building, whose front yard will be 7'-4" instead of 14.83', and whose north side yard will be 1'-4" instead of 2'-6".

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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 September 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 2, 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: Plaza Bank **CAL NO.:** 358-03-S

APPEARANCE FOR: Dennis Aukstik **MAP NO.:** 9-N

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003

PREMISES AFFECTED: 3555 N. Harlem 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, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 2, 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 elevations of the proposed bank shall be consistent with the design represented on the drawings prepared by Cordogan, Clark & Associates, dated September 17, 2003; that the landscaping and fencing shall be installed in compliance with applicable provisions of 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: Jerry Masterson **CAL NO.:** 262-03-A
APPEARANCE FOR: Jerry Masterson **MAP NO.:** 10-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003 and
September 19, 2003
PREMISES AFFECTED: 4358 S. Wood 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.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
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| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Jerry Masterson, owner, on May 1, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a 2-story frame store and apartment building, in an R3 General Residence District, on premises at 4358 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 1, 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame store and apartment building; that the subject premises was previously occupied by a licensed hot dog restaurant which ceased operation due to an arson fire; that the appellant seeks to re-establish the restaurant business at the subject site; that licensing requirements have caused the case to be filed; that there has been no intention by the appellant to abandon the use of use of the store premises for business use; 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 restaurant in a 2-story frame store and apartment building, on premises at 4358 S. Wood Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the appellant is granted use of the subject store premises as a restaurant for one year from the date of the resolution at which time the business use of the premises shall be amortized.

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

APPLICANT: Virgil Tiran **CAL NO.:** 271-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 7-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 2003
PREMISES AFFECTED: 2609-19 W. Belmont Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4 and 5-story 42 dwelling unit building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Virgil Tiran

CAL NO.: 272-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 19, 2003

PREMISES AFFECTED: 2609-19 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 4 and 5-story 42 dwelling unit building, with no front yard instead of 15', with no rear yard instead of 30', and whose west side yard will be 2' instead of 6.12', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

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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 | | |

COPY

MINUTES OF MEETING

September 19, 2003

Cal. No. 246-02-S

Isaac Jones, Jr. , applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of an off-site accessory parking lot, partly in a B4-1 Restricted Service District and partly in an R3 General Residence District, on premises at 5055 S. Winchester Avenue, to satisfy the parking requirement for a proposed day care facility to be located at 1935 W. 51st Street, approved by the Zoning Board of Appeals on July 19, 2002, in Cal. No. 246-02-S.

Mr. Jones stated that the proposed day care facility has had many problems trying to meet city code requirements due to the architect's inexperience and lack of knowledge regarding city codes relating to the establishment and operation of day care centers. Mr. Jones further stated that only landscaping and zoning fir the aforesaid required off-site parking lot still needed approved. .

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to July 19, 2004. The motion prevailed by yeas and nays as follows:

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

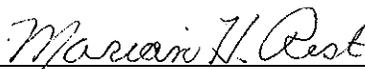
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MINUTES OF MEETING

September, 19 2003

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

The Board adjourned to meet in regular meeting on Friday, October 24, 2003.



Secretary