

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Mario Tricoci **CAL NO.:** 02-04-S

APPEARANCE FOR: John A. Fritchey **MAP NO.:** 13-N

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 5337-39 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 voluntary accessory parking lot for private passenger automobiles, in a B4-1 Restricted Service District, to serve an existing commercial building located at 5321 N. Harlem Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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):

Subject to the landscaping provisions of the zoning ordinance, the plans as reviewed 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 110

APPLICANT: Sean C. Sullivan & Susan R. Schierl Sullivan **CAL. NO.**

APPEARANCES FOR: Sean C. Sullivan & Susan R. Schierl Sullivan **MAP NO.** 111

APPEARANCES AGAINST: None **MINUTES OF**

PREMISES AFFECTED-- 4552 N. Damen Avenue **January 16, 1998**

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit in the General Residence District, the erection of a 24' x 24' x 22' high detached accessory building containing 1st floor parking and 2nd floor storage on the rear of the lot, whose north side yard will be 2.5' and with no rear yard instead of 30' and which will exceed the 15' height limitation.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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 January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; 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; and that the variation, 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 905

APPLICANT: White Castle System, Inc.

CAL NO.: 04-04-S

APPEARANCE FOR: Karen S. Way

MAP NO.: 20-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 7900 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 a drive-through facility in conjunction with a proposed fast food restaurant in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Schillaci/Birmingham Development, Inc. **CAL NO.:** 05-04-S
APPEARANCE FOR: James J. Banks, Steve Birmingham **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 1506-08 N. Sedgwick 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 6-story 10 dwelling unit building with dwelling units located below the 2nd floor in a B4-4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; a 6-story 10 dwelling unit building will have residential use below the second floor; 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 905

APPLICANT: Schillaci/Birmingham Development, Inc. **CAL NO.:** 06-04-Z
APPEARANCE FOR: James J. Banks, Steve Birmingham **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 1506-08 N. Sedgwick Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, a proposed 6-story 10 dwelling unit building whose front yard shall be 3'-5" instead of 14.89', whose north and south side yards shall be zero each instead of 6' each and to waive the one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIAION GRANTED.

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 January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a proposed 6-story 10 dwelling unit building will be constructed whose front yard shall be 3'-5" instead of 14.89', whose north and south side yards shall be zero and the one 10' x 25' loading berth shall be waived; 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 905

APPLICANT: Casey & Sons Liquor, Inc. **CAL NO.:** 07-04-S
APPEARANCE FOR: Rolando R. Acosta **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 1448 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 parking lot for 18 private passenger automobiles, in an R3 General Residence District, to serve a tavern with a public place of amusement license, located at 1444 W. Chicago Avenue.

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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; the parking lot was established by Holy Innocents Church and School and 18 spaces will be designated to serve this applicant's use; 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 905

APPLICANT: Casey & Sons Liquor, Inc. **CAL NO.:** 08-04-Z
APPEARANCE FOR: Rolando R. Acosta **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 1448 W. Superior Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a proposed off-site parking lot, to satisfy a requirement for a public place amusement, which shall serve two different uses.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the parking lot established by Holy Innocents Church and School shall have 18 spaces designated for the applicant's sole use and shall be a dual use parking lot; 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 905

APPLICANT: Casey & Sons Liquor, Inc. **CAL NO.:** 09-04-S
APPEARANCE FOR: Rolando R. Acosta **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 1420 W. Chicago 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 proposed off-site parking lot, in a B2-2 Restricted Retail District, to serve a tavern located at 1444 W. Chicago 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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; the parking lot was established by Walter L. Sojka, a funeral home, and 10 spaces will be designated to serve the applicant's use; 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 905

APPLICANT: Casey & Sons Liquor, Inc. **CAL NO.:** 10-04-Z
APPEARANCE FOR: Rolando R. Acosta **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 1420 W. Chicago Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the establishment of an off-site parking lot for private passenger automobiles to serve for an existing tavern located at 1444 W. Chicago Avenue.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the parking lot established by Sojka Funeral Home shall have 10 spaces designated for the applicant's sole use as a dual use parking lot; 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 905

APPLICANT: Eric C. Bingen **CAL NO.:** 11-04-Z
APPEARANCE FOR: Self **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 1336 N. Dean 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 car port/deck which requires the waiver of one of the three required parking spaces.

ACTION OF BOARD--

VARIATION GRANTED.

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 January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the applicant owns a 3 dwelling unit building that was constructed in 1996; the property is 24 feet wide and contains a rear 24' parking pad; the applicant will erect a deck over the required parking and continue to park three private passenger automobiles in this space; the applicant will not construct a garage at this location; the Board waives one required parking space to be maintained; 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):

A garage shall not be built at this location and three vehicles may be parked at the location;

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 905

APPLICANT: Christopher Quander **CAL NO.:** 12-04-Z

APPEARANCE FOR: Endy Zemenides **MAP NO.:** 7-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 2649 W. Logan Boulevard

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 rear addition to an existing 2-story residential building whose west side yard shall be zero instead of 2'-4".

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 January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the applicant has a 2½-story residential building which will contain a 3rd story addition whose west side yard will be zero; 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 905

APPLICANT: Akiba Schechter Jewish Day School **CAL NO.:** 13-04-Z
APPEARANCE FOR: Lynn Hanley **MAP NO.:** 12-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 5235 S. Cornell Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence/R7 General Residence Districts, a proposed 2-story addition to an existing school whose rear midway yard on a through lot shall be zero instead of 60'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the property contains multiple school buildings and in this case a 2-story addition to an existing building will not have a rear midway yard, on a through lot; 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 905

APPLICANT: Odin Tattoo **CAL NO.:** 14-04-S

APPEARANCE FOR: John Fritchey **MAP NO.:** 9-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 3313 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 tattoo parlor 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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; the property consists of a 1-story building which will contain a tattoo and body piercing facility; 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 905

APPLICANT: Alex and Yolanda Fuentes **CAL NO.:** 15-04-Z
APPEARANCE FOR: Barry Ash **MAP NO.:** 15-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 5944 N. Richmond Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence Districts, the erection of a proposed 2-story addition to an existing single family residence whose floor area will be instead to .75' instead of .65'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the property contains a single family residence which will have a 2nd story addition whose north side yard will be 3' and south side yard will be 3.07' and whose floor area will be increased to .75 of the lot area; 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 905

APPLICANT: Alvin N. Hogan Jr. **CAL NO.:** 16-04-A
APPEARANCE FOR: Self **MAP NO.:** 18-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 7337 S. South Shore Drive
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of an administration office for a moving company as a home occupation in an R6 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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, the decision of the Office of the Zoning Administrator rendered 2000, 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 ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004; and

WHEREAS, the district maps show that the premises is located in an R6 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: the applicant will establish a moving company as a home occupation from his residence and no vehicles used in this business will be stored at this location; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an administration office for a moving company as a home occupation in an R6 General Residence District.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jane Adams Hull House **CAL NO.:** 17-04-A
APPEARANCE FOR: Larry Alexander **MAP NO.:** 16-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 500 E. 67th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a 94 seat theater within an existing 2-story community center in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

THE DECISION OF THE ZONING ADMINISTRATOR IS 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, the decision of the Office of the Zoning Administrator rendered 2000, 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 ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the building contains a 94 seat theater within an existing 2-story community center; there is no parking located on-site for the use of the theater; the theater will be permitted; 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 94 seat theater within an existing 2-story community center in a C1-2 Restricted Commercial District.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Gerardo Hernandez

CAL NO.: 18-04-A

APPEARANCE FOR: Self

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 2564 S. Blue Island Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of one dwelling unit within a 17 single room occupancy unit building which also contains a tavern in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Andrew Raftis **CAL NO.:** 19-04-A

APPEARANCE FOR: Self **MAP NO.:** 7-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 2743 N. Sheffield Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a commercial use in existing 3-story building in an R4 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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, the decision of the Office of the Zoning Administrator rendered 2000, 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 ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the appellant has conducted a mortgage referral business at this location for many years; there has not been a license issued for this use; the Board finds the continued use to be permitted; 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 mortgage company use in existing 3-story building in an R4 General Residence District.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jeanne Hawekotte **CAL NO.:** 20-04-A
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 6311 W. Diversity Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit for a former commercial unit in an existing 3-story building in an R3 General Residence District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

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, the decision of the Office of the Zoning Administrator rendered 2000, 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 ."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004; 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: the property was built before 1957 as a commercial structure on the first floor with residential use above the second floor; the zoning district was changed to R3 General Residence District; the appellant shall be allowed to substitute a dwelling unit on the first floor which contains a commercial unit and no additional parking shall be required; 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 allow the substitution of a dwelling unit for a former commercial unit in an existing 3-story building in an R3 General Residence District.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Mary K. Krigbaum

CAL NO.: 21-04-Z

APPEARANCE FOR: Self

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 1739 W. Berwyn 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 3 dwelling unit building whose front yard shall be 7' instead of 20', whose east and west side yards shall be zero each instead of 5' each and whose rear yard shall be zero instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Esequiel Linares

CAL NO.: 22-04-Z

APPEARANCE FOR: Self

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 2025 S. Western Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, a proposed 2-story addition (both residential and commercial) to an existing restaurant and 2 dwelling unit building whose rear yard shall be zero instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Christopher Chambers **CAL NO.:** 23-04-Z

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 2025 N. St. Paul 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 single family residence whose west side yard shall be 1'-3" instead of 2'-5".

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; the applicant will erect a 3 story single family residence whose west side yard will be 1'-3"; 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 905

APPLICANT: Michael Fazio **CAL NO.:** 24-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-0
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 7640 W. Belmont 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 construction of a proposed 4-story 3 dwelling unit building with commercial space building whose minimum lot area shall be 2,700 sq. ft. instead of 3,000 sq. ft..

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a 4-story 3 dwelling unit building with commercial space on the first floor will have a minimum lot area of 2700 sq. ft.; 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 905

APPLICANT: Michael Fazio **CAL NO.:** 25-04-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 9-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 7642 W. Belmont 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 construction of a proposed 4-story 3 dwelling unit building with commercial space building whose minimum lot area shall be 2,700 sq. ft. instead of 3,000 sq. ft..

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 January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a 4-story 3 dwelling unit building with commercial space on the first floor will have a minimum lot area of 2700 sq. ft.; 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 905

APPLICANT: Lucyna Babiarz **CAL NO.:** 26-04-Z
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 17-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 6951 N. Ionia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the establishment of a proposed 2-story single family residence, upon an existing foundation, whose front yard shall be 11.06' instead of 16.32' and whose rear yard shall be 6.43' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION 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 January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a 2-story single family residence will be constructed upon an existng foundation whose front yard will be 11.06' and rear yard will be 6.43'; 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 905

APPLICANT: 3500 Morgan LLC **CAL NO.:** 27-04-S

APPEARANCE FOR: John J. George **MAP NO.:** 8-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 3501-21 S. Morgan Street/967-81 W. 35th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 66* dwelling unit building in a B1-4 Local Retail 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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; a 4-story 66 dwelling unit building will have residential use below the second floor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

*Amended at the Public Hearing.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3500 Morgan LLC **CAL NO.:** 28-04-Z
APPEARANCE FOR: John J. George **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 3501-21 S. Morgan Street/967-81 W. 35th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-4 Local Retail District, the establishment of a proposed 4-story 66* dwelling unit building whose west front yard shall be 2'-6" instead of 15', south side yard shall be zero instead of 6' and whose rear yard shall be 19'-2" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a 4-story 66 dwelling unit building will have a 2'-6" west front yard, a zero south side yard and a 19'-2" rear yard; 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 905

APPLICANT: Leona's Pizzeria, Inc. **CAL NO.:** 29-04-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING**
January 16, 2004
PREMISES AFFECTED: 1014 N. Winchester 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 voluntary off-site parking lot for 8 private passenger automobile in an R4 General Residence District, to serve an existing restaurant located at 1936-42 W. Augusta Boulevard.

ACTION OF BOARD--

WITHDRAWN UPON MOTION OF THE APPLICANT.

THE VOTE

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 905

APPLICANT: Leona's Pizzeria, Inc.

CAL NO.: 30-04-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 1014 N. Winchester Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed voluntary parking lot whose front yard shall be zero instead of 15'.

ACTION OF BOARD--

WITHDRAWN UPON MOTION
OF THE 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 905

APPLICANT: Phillip A. Floyd **CAL NO.:** 31-04-Z
APPEARANCE FOR: Self **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 4432 S. University Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the construction of a proposed 2-story rear addition to an existing 3-story residential building whose north and south side yards shall be zero each instead of 2' each, whose rear yard shall be 3' instead of 30' and to increase the floor area by not more than 15% (189 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--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a 3-story residential building shall contain a 2-story rear addition whose north and south side yards will be zero, the rear yard will be 3' and the existing floor area will be increased by 189 sq. ft.; 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 905

APPLICANT: Richie Thakur **CAL NO.:** 32-04-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 2327 N. Greenview Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the construction of a proposed 3 ½-story single family residence whose front yard shall be 4.5'* instead of 25', whose south side yard shall be 2.5' instead of 7' and whose north side yard shall be 1.54' instead of 7'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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; a new 3½-story single family residence will have a front yard of 4.5', south side yard will be 2.5' and north side yard will be 1.54'; 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 905

APPLICANT: Michael Clarke **CAL NO.:** 33-04-S
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 4043 S. Drexel 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 a proposed 4 ½ story 12 dwelling unit building with residential use below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Michael Clarke **CAL NO.:** 34-04-Z

APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 10-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 4043 S. Drexel Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, a proposed 4 ½-story 12 dwelling unit building whose front yard shall be 10' instead of 15' and whose side yards shall be 3.5' each instead of 6.9' each.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: John Morales

CAL NO.: 35-04-Z

APPEARANCE FOR: Self

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 16, 2004

PREMISES AFFECTED: 919 W. 18th 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 2nd floor rear addition to an existing 1-story single family residence whose rear yard shall be 3.5' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Steep Threatre Company, NFP **CAL NO.:** 36-04-S
APPEARANCE FOR: Kurt Kolar **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 3902 N. Sheridan 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 theater /community center in a B2-2 Restricted Retail 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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; the theatrical/community center will occupy a vacant storefront building; 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 905

APPLICANT: Title Lenders, Inc. d/b/a USA Payday Loans **CAL NO.:** 37-04-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 7-F
APPEARANCES AGAINST: Maureen Martino, et.al. **MINUTES OF MEETING:**
 January 16, 2004
PREMISES AFFECTED: 2945 N. Broadway
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 facility in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION DENIED.

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 January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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; the pay day loan facility will occupy a commercial store in a 3-story residential and commercial building; the applicant will offer short term loans to the public; there are other similar facilities located near this address; the Department of Planning and Development recommended this use be denied; the Board finds that the proposed use is not necessary for the public convenience at this location; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is denied and the Zoning Administrator is not authorized to permit said special use.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Everest Deming Development, LLC **CAL NO.:** 38-04-Z
APPEARANCE FOR: Joseph P. Gattuso **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004
PREMISES AFFECTED: 416-22 W. Deming Place
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4-story 3 townhouse development rear wall setback shall be zero instead of 10' and with no end wall setbacks instead of 3' each.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

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 905

APPLICANT: Harvey Memorial Community Church **CAL NO.:** 39-04-S

APPEARANCE FOR: R. Delacy Peters, Jr. **MAP NO.:** 20-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 2004

PREMISES AFFECTED: 8401 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 voluntary accessory parking lot for private passenger automobiles, in a B4-2 Restricted Service District, to serve a church located at 8400 S. Maryland.

ACTION OF BOARD--

CASE CONTINUED FOR
STATUS TO FEBRUARY 20, 2004.

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 905

APPLICANT: Chicago Sunni Society/A1 Mustafah **CAL NO.:** 366-03-S

APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 15-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 24, 2003

PREMISES AFFECTED: 5736 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a mosque and community center in an existing 1-story brick commercial building with 6 proposed parking spaces in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

WITHDRAWN ON MOTION
OF THE 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 905

APPLICANT: The Bronze Village, L.L.C. **CAL NO.:** 373-03-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 4032 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 parking lot for 12 private passenger automobiles, in a C1-3 Restricted Commercial District, to serve a 12 unit residential building located at 4100-08 S. Cottage Grove Avenue.

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 October 24, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 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; a 12 space off-site parking lot for private passenger vehicles to serve the property at 4100-08 S. Cottage Grove; 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 905

APPLICANT: Anna Greenberg

CAL NO.: 406-03-S

APPEARANCE FOR: Self

MAP NO.: 10-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 4602 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 a day laborer employment agency in a B4-1 Restricted Service District.

ACTION OF BOARD--

WITHDRAWN ON MOTION
OF THE 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 905

APPLICANT: Cash America, Inc. of Illinois **CAL NO.:** 408-03-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 6-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2337 W. Cermak Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn broker in an existing 1-story strip mall in a C1-2 Restricted 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 November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 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; a pawn shop will be placed into a 1-story strip mall; 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 905

APPLICANT: BP Development, Inc. **CAL NO.:** 416-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2147 N. Talman Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4-story 2 dwelling unit building whose front yard shall be 7'-5" instead of 11', the south side yard shall be zero instead of 2'-6" and the rear yard shall be 20'-1" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 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; a new 4-story 2 dwelling unit building will have a front yard of 7'-5", the south side yard will be zero and the rear yard will be 20'-1"; 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 905

APPLICANT: BP Development, Inc. **CAL NO.:** 415-03-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 2003
PREMISES AFFECTED: 2146 N. Rockwell Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the construction of a proposed 4-story 2 dwelling unit building whose front yard shall be 7'-5" instead of 11', north* side yard shall be zero instead of 2'-6" and whose rear yard shall be 20'-1" instead of 30'.

ACTION OF BOARD---

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 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; a new 4-story 2 dwelling unit building will have a front yard of 7'-5", north side yard will be zero and the rear yard will be 20'-1"; 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 905

APPLICANT: JJJ Properties, Inc.

CAL NO.: 428-03-Z

APPEARANCE FOR:

MAP NO.: 15-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 5900 N. Lincoln 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 construction of a proposed 6-story 21 dwelling unit building whose front yard shall be zero instead of 15' and whose rear yard shall be 28' instead of 30.

ACTION OF BOARD--

WITHDRAWN UPON MOTION
OF THE 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 905

APPLICANT: Firm Foundation

CAL NO.: 443-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 2003

PREMISES AFFECTED: 1853 W. Nelson Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the establishment of a proposed 2-story single family residence whose front yard shall be 11'-2" instead of 20', west side yard of zero instead of 5'-4"* and east side yard of shall be 3'-4" instead of 5'-4".

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 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; a new 2-story single family residence will have a front yard of 11'-2", west side yard will be zero and east side yard will be 3'-4"; 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 905

APPLICANT: The Martinucci Family Enterprises, LP **CAL NO.:** 445-03-S

APPEARANCE FOR: Pat Turner **MAP NO.:** 7-H

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

PREMISES AFFECTED: 2800 N. Ashland Avenue/1600 W. Diversey Parkway

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 4 lane drive through facility in conjunction with a proposed 2-story bank in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 2004.

THE VOTE

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