

**MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS**

at 9:00 A.M. and 2:00 P.M.

held in the Council Chambers, City Hall, 121 N. LaSalle Street, on Friday, July 18, 2003

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

Joseph J. Spingola
Chairman
Brian Crowe
Donald Hubert
Demetri Konstantelos
Gigi McCabe-Miele

MINUTES OF MEETING

July 18, 2003

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on June 20, 2003 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

The Board thereupon held its regular meeting.

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

APPLICANT: Brand New Beginnings **CAL NO.:** 246-03-S
PEARANCE FOR: David Resnick, Della Mitchell **MAP NO.:** 14-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 5800-12 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 25 private passenger automobiles, in an R5 General Residence District, to fulfill the parking requirement for a residential building located at 103-15 E. 58th Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

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

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

That fencing and landscaping shall be provided in compliance with 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: Power Circle Congregation, Inc. **CAL NO.:** 247-03-S
APPEARANCE FOR: Demetrius E. Carey **MAP NO.:** 22-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 9350-64 S. South 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 church in an existing 1-story building, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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: St. John Missionary Baptist **CAL NO.:** 248-03-Z
PEARANCE FOR: Anthony D. Andrews **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 211 E. 115th Street

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 725* seat church, whose north front yard will be 8' instead of 20', whose east side yard will be 9.5' instead of 14', whose west side yard will be 8' instead of 12' in order to allow parking spaces in the side yard set back, to reduce the parking requirement by 20% (20 spaces), and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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: St. John Missionary Baptist CAL NO.: 249-03-S
PEARANCE FOR: Anthony D. Andrews MAP NO.: 28-E
APPEARANCES AGAINST: None MINUTES OF MEETING:
July 18, 2003
PREMISES AFFECTED: 11502 S. Indiana Ave

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 30 private passenger automobiles, in an R3 General Residence District, to satisfy the parking requirement for a proposed 725* seat church to be located at 211 E. 115th Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

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

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

That fencing and landscaping shall be provided in compliance with 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.

*Amended at the public hearing

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

APPLICANT: St. John Missionary Baptist **CAL NO.:** 250-03-Z
PEARANCE FOR: Anthony D. Andrews **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 11502 S. Indiana Ave

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the reduction of the east front yard to 7' instead of 11.67' in order to permit the construction of a proposed off-site accessory parking lot for the parking of 30 private passenger automobiles to satisfy the parking requirement for a proposed 725-seat* church to be located at 211 E. 115th Street.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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 July 18, 2003, the Zoning Board of Appeals approved, in Cal. No. 249-03-S, the establishment of an off-site accessory parking lot for the parking of 30 private passenger automobiles, at the subject site, to satisfy the parking requirement for a 725-seat church to be located at 211 E. 115th Street; 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 806

APPLICANT: Joseph A. English **CAL NO.:** 251-03-Z
PEARANCE FOR: John J. Pikarski, Jr., Joseph A. English **MAP NO.:** 1-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 5713 W. Race 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 1st floor addition to an existing 2 ½-story residence, whose rear yard will be 28.5' instead of 30', and whose east side yard will be 4'-10.5" instead of 5'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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: KFC Corporation, Delaware **CAL NO.:** 252-03-S
PEARANCE FOR: Timothy K. Hinchman **MAP NO.:** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 4715 W. Fullerton Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a two-window drive-through facility, in conjunction with a proposed 1-story fast food restaurant, in a B4-1 Restricted Service.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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 PFDA, Incorporated, dated July 7, 2003; that the final landscape plan is approved by the Department of Planning and Development;

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

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

APPLICANT: Delmus Allen **CAL NO.:** 253-03-S
PEARANCE FOR: Arthur D. Sutton, Delmus Allen **MAP NO.:** 9-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 1754-58 W. 79th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a multi-purpose room to an existing 1-story church, in a B2-1 Restricted 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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: Harris Trust and Savings Bank **CAL NO.:** 254-03-S
PEARANCE FOR: John J. George **MAP NO.:** 9-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 3601-15 N. Halsted Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed bank, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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 banking facility shall be constructed consistent with the layout and design represented on the site plan dated July 11, 2003 and the elevation drawings dated Mqy 16, 2003, as prepared by STL Architect, Inc.; that the final landscape plan shall be approved by the Department of Planning and Development.

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

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

APPLICANT: Chicago Board of Education **CAL NO.:** 255-03-Z
PEARANCE FOR: Richard Danaher **MAP NO.:** 18-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 7240 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, partly in an R3 General Residence District and partly in an R4 General Residence District, the erection of a 2-story addition to the existing 2-story Deneen Elementary School, whose south front yard will be 12.67' instead of 20', and whose west side yard will be 9'-9" instead of 12'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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: Chicago Board of Education **CAL NO.:** 256-03-Z
APPEARANCE FOR: Richard Danaher **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 3419 S. Bell 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 5,626 sq. ft. modular classroom structure adjacent to an existing 3-story elementary school, whose rear east yard will be 7'-11" instead of 30', whose south side yard will be 6'-9" instead of 12', and to increase the existing floor area by 5,626 sq. ft..

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

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

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

APPLICANT: Urban Street Properties, L.L.C. **CAL NO.:** 257-03-S
PEARANCE FOR: Richard E. Friedman **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 1919 S. Prairie 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 the conversion of an existing 3-story single family residence into a 6 dwelling unit building, in a B4-5 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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: University Bible Fellowship **CAL NO.:** 258-03-Z
PEARANCE FOR: Gary I. Wigoda **MAP NO.:** 2-G
APPEARANCES AGAINST: Peter C. Quigley **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 1015-17 W. Polk Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story church, with no front yard instead of 12', and whose west side yard will be 2' instead of 5.2' to allow for a roof overhang.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 52' x 100' lot improved with a 2-story residential building and a 3-story residential building; that the applicant proposes to demolish the existing buildings and erect a 3-story church building; that the applicant has conducted small prayer meetings and Bible study classes at the subject site for the past 20 years; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the without the variations requested the applicant would not be able to build the proposed 3-story building as designed and provide the required off-street parking spaces; that the plight of the owner is due to unique circumstances; in that the west side yard variation is necessary to allow a roof overhang; that the variations, if granted, will not alter the essential character of the locality in that the proposed 3-story church building will be located in approximately the same location as the currently existing buildings; 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: Westlawn Gospel Church CAL NO.: 259-03-S

PEARANCE FOR: Gary I. Wigoda MAP NO.: 4-J

APPEARANCES AGAINST: None MINUTES OF MEETING: July 18, 2003

PREMISES AFFECTED: 2141-43 S. St. Louis 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 2-story community center to serve a church located at 2115 S. St. Louis Avenue in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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: Westlawn Gospel Church **CAL NO.:** 260-03-Z
PEARANCE FOR: Gary I. Wigoda **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 2141-43 S. St. Louis 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 community center building, with no rear yard instead of 30', whose north and south side yard will be 1' each instead of 5' each, and whose front yard will be 5' instead of 12' to allow for the building's overhanging eaves.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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 July 18, 2003, the Zoning Board of Appeals approved, in Cal. No. 259-03-S, the erection of a proposed 2-story community center to serve the applicant church located 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: Jim and Kathleen Ganley **CAL NO.:** 261-03-Z
PEARANCE FOR: James J. Banks, Jim and Kathleen Ganley **MAP NO.:** 15-L
APPEARANCES AGAINST: Derek and Amanda Naughton **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 6055 N. Lucerne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the reduction of the front yard from 19.83' to 15'-7" in order to legalize the existing 2-story single family residence.

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 July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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 an R1 Single-Family Residence District; that the subject site is a 49' x 123' lot improved with a 2-story with basement brick single-family dwelling; that the subject building was built 4 years ago; that the City issued a Certificate of Occupancy dated July 28, 1999; that on September 18, 2002, a Notice of Violation was issued stating that the subject single-family dwelling did not meet the required front yard setback; that the applicants filed on January 29, 2003 for an Exception to reduce the southwest front yard from 20'0" to 18.65' in order to legalize the existing 2-story with basement single-family dwelling; that on February 25, 2003 the requested zoning Exception was denied by the Department of Zoning; that on May 30, 2003, the applicants filed a variation application with the Zoning Board of Appeals to permit the reduction of the required front yard from 19.83' to 18.65' in order to legalize the existing residential building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variation requested is necessary to legalize the existing single-family dwelling; that the plight of the owner is due to unique circumstances; that the single-family dwelling as constructed is compatible with existing residential improvements in the neighborhood; 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 806

APPLICANT: Jerry Masterson

CAL NO.: 262-03-A

PEARANCE FOR: Jerry Masterson

MAP NO.: 10-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 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

CASE CONTINUED TO
SEPTEMBER 19, 2003.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Donald Locket **CAL NO.:** 263-03-A
PEARANCE FOR: Donald Locket **MAP NO.:** 3-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 5612 W. Chicago Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Donald Locket, for LaSalle National Bank, Tr. #10-36033-09, owner, on May 20, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a coin-operated laundromat, in a 1-story brick building, in a B3-2 General Retail District, on premises at 5612 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 1-story brick commercial building; that the appellant proposes to establish a coin-operated laundromat at the subject site; that testimony presented indicates that the premises was occupied by a 18-machine laundromat from 1996 until January, 2002; that in January, 2002, the existing business license expired and was not renewed by the previous occupant; that in January of 2002 the subject site was rezoned from B3-3 General Retail to B3-2 General Retail; that the appellant purchased the property in April of 2003 and during the process of applying for his business license and tax registration number became aware of the change in zoning and the lapse of the previous 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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator and it hereby is reversed and he is authorized to permit the establishment of a coin-operated landromat in a 1-story brick building, on premises at 5612 W. Chicago 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: Ruben Martinez

CAL NO.: 264-03-A

PEARANCE FOR: None

MAP NO.: 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 2003

PREMISES AFFECTED: 221 E. Kensington Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOF
WANT OF PROSECUTION.

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: Monastery of the Holy Cross **CAL NO.:** 265-03-A
APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 3111 S. Aberdeen Street
NATURE OF REQUEST Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Monastery of the Holy Cross, owner, on May 30, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a portion of a church's basement for the sale of caskets as an accessory use to the primary use as a monastery, in an R1 Single-Family Residence District, on premises at 3111 S. Aberdeen Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 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 July 18, 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 said use is located in an R1 Single-Family Residence District; that the subject site is improved with a 3-story rectory building connected to a large church building; that the appellant is a cloistered Benedictine monastic order; that the appellant seeks to sell caskets from a 265 sq.ft. portion of the basement of the church; that the testimony presented indicates that the caskets are of a modest inexpensive kind, manufactured in another abbey and sold to other religious orders; that the subject portion of the church basement will be used as a showroom only for the caskets and that there will be no storage of caskets at the subject site; that the Board finds that the said use is clearly subordinate in scope to the principal use of the site as a church and may be considered an accessory use to the church and the religious life and activities of the appellant monastic order; 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 certify the use of a portion of a church's basement for the sale of caskets as an accessory use only to the primary use of the site as a monastery, on premises at 3111 S. Aberdeen Street, 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: St. Phillip Evangelical Lutheran Church **CAL NO.:** 266-03-S
PEARANCE FOR: Lawrence E. Kennon **MAP NO.:** 14-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 6235 S. Vernon 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 38* private passenger automobiles, in an R5 General Residence District, to fulfill the parking requirement for a church located at 6232 S. Eberhart Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

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

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

That fencing and landscaping shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance;

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: St. Phillip Evangelical Lutheran Church **CAL NO.:** 267-03-Z
PEARANCE FOR: Lawrence E. Kennon **MAP NO.:** 14-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 6235 S. Vernon 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 an off-site accessory parking lot for the parking of 38 private passenger automobiles, whose front yard will be 7' instead of 15'.

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 July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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 July 18, 2003, the Zoning Board of Appeals, approved, in Cal. No. 266-03-S, the establishment of an off-site accessory parking lot for the parking of 38 private passenger automobiles at the subject site, to fulfill the parking requirement for the applicant church; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Greg & Elizabeth Szeszko **CAL NO.:** 268-03-Z
PEARANCE FOR: James J. Banks, Greg & Elizabeth Szeszko **MAP NO.:** 13-O
APPEARANCES AGAINST: Kathleen McLoughlin **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 7701 W. Bryn Mawr 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 proposed 1-story day care center, whose west side yard will be 5' instead of 15', and with no east side yard instead of 15'.

ACTION OF BOARD---

THE VOTE

VARIATIONS DENIED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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 R2 Single-Family Residence District; that the subject site is improved with a 1-story brick commercial building formerly occupied as a deli and catering business; that the applicant seeks to demolish the existing building and establish a day care center in a new 1-story building at the subject site; that a day care center is a permitted use in an R2 Single-Family Residence zoning district; that no evidence was presented to indicate that the subject site property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations in the district in which it is located; that the Board finds that the building as proposed and designed will cause a detrimental effect to the single-family residential character of the neighborhood; it is therefore

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

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

APPLICANT: Neighborhood Rejuvenation Partners, L.P. **CAL NO.:** 269-03-S
PEARANCE FOR: John J. George **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 3831-59 S. State Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the establishment of residential use below the 2nd floor. in a proposed 6-story 80 dwelling unit building

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

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

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

That the proposed ground floor residential use shall be constructed consistent with the layout and design represented on the layout and design represented on the site plan and elevation drawings prepared by VOA Associates Incorporated, dated July 2, 2003; and that landscaping and fencing shall be installed consistent with the landscape plan prepared by Wolff, Clements and Associates, dated July 2, 2003;

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

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

APPLICANT: Neighborhood Rejuvenation Partners, L.P. **CAL NO.:** 270-03-S
PEARANCE FOR: John J. George **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 14-16 E. Pershing Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of 28 private passenger automobiles, in a C1-2 Restricted Commercial District, to serve a proposed 80 dwelling unit building located at 3831-59 S. State Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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 July 18, 2003, the Zoning Board of Appeals approved, in Cal. No. 269-03-S the establishment of residential use below the 2nd floor in the erection of a proposed 6-story 80-dwelling unit building to be located at 3831-59 S. State Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That fencing and landscaping shall be provided in compliance with 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: Virgil Tiran CAL NO.: 271-03-S

PEARANCE FOR: James J. Banks MAP NO.: 7-I

APPEARANCES AGAINST: MINUTES OF MEETING:
July 18, 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 a proposed 4 and 5-story 42 dwelling unit building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 19, 2003.

	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: Virgil Tiran

CAL NO.: 272-03-Z

PEARANCE FOR: James J. Banks

MAP NO.: 7-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 18, 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--

THE VOTE

CASE CONTINUED TO
JULY 19, 2003.

	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: Dennis M. and Jeremy M. Kulak **CAL NO.:** 273-03-Z
PEARANCE FOR: Dennis M. Kulak **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 2047 N. Honore 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 single family residence, whose south side yard will be 3' instead of 5' and whose east yard* will be 1' instead of 12.23'.

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		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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: Central Park Spanish Congregation of Jehovah's Witnesses **CAL NO.:** 274-03-S
PEARANCE FOR: Timothy L. Rowells **MAP NO.:** 18-J
APPEARANCES AGAINST: Keith McGee et al. **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 3240 W. 79th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church in an existing 1 and 2-story brick former funeral home building, with 46 on site parking spaces, in a B4-1 Local Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Local Retail District; that the subject site is improved with a 1 and 2-story brick funeral home building with on-site parking lot; that the applicant proposes to establish a church in the existing building and provide 45 on-site parking spaces; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood in which it is to be located; that the establishment of a church at this location is not compatible with the business character of W. 79th Street and would inhibit future business development; it is therefore

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

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

APPLICANT: Doris J. Sanders **CAL NO.:** 275-03-S
PEARANCE FOR: Doris J. Sanders **MAP NO.:** 16-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
July 18, 2003

PREMISES AFFECTED: 6806 S. Talman 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 transitional shelter for 30 homeless persons, in an R3 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 24, 2003.

THE VOTE

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

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

APPLICANT: M3 Land Investments, L.L.C **CAL NO.:** 276-03-Z
PEARANCE FOR: James J. Banks, Maria Tsourpas **MAP NO.:** 2-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 1146 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-6 General Central Business District, the erection of a proposed 7-story 30 dwelling unit building with commercial space on the 1st floor* with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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 B7-6 General Central Business District; that the subject site is a 48' x 100' lot presently improved with a 2-story brick commercial building; that the applicant proposes to erect a 7-story 30 dwelling unit building with commercial space on the 1st floor at the subject site; that no evidence was presented to indicated 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 zoning district in which it is to be located; that testimony presented indicates that no space for off-street parking for the proposed 30 residential units has been provided; that this lack of on-site parking spaces will contribute to parking congestion on the public streets; that the Board finds that the 7-story 30 dwelling unit building with 1st floor commercial space, as designed, is an overbuilding of the subject 48' x 100' lot and will alter the essential character of the locality; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Back of the Yard Neighborhood Council **CAL NO.:** 277-03-S
PEARANCE FOR: James J. Banks **MAP NO.:** 10-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 3256 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 an 1-story addition to an existing 2-story community center, in a B4-1 Restricted Service/R3 General Residence Districts.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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: Back of the Yard Neighborhood Council **CAL NO.:** 278-03-Z

PEARANCE FOR: James J. Banks **MAP NO.:** 10-J

APPEARANCES AGAINST: **MINUTES OF MEETING:**
July 18, 2003

PREMISES AFFECTED: 3256 W. 47th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service/R3 General Residence Districts, the erection of a proposed 1-story addition to an exiting 2-story community center, with no rear yard instead of 30', with no east and west side yards instead of 6' each, and to allow a non-residential use in a residential district to exceed the floor area imposed by the applicable residential district regulations.

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		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 1, 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 July 18, 2003, the Zoning Board of Appeals approved, in Cal. No. 277-03-S, the establishment of a 1-story addition to an existing 2-story community center, 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: North Community Bank **CAL NO.:** 279-03-S

PEARANCE FOR: John J. George **MAP NO.:** 11-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003

PREMISES AFFECTED: 4701-11 N. Clark Street/1470-72 W. Leland 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 1-story bank, in a B4-2 Restricted Service.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Pappageorge/Haymes, Ltd., dated May 9, 2003; and 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: North Community Bank **CAL NO.:** 280-03-S
PEARANCE FOR: John J. George **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 500-22 N. Ogden Ave./501-19 N. Elizabeth St./
1233-49 W. Race St./1244-48 W. Grand Ave.

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 two-lane drive-through facility in conjunction with a proposed 1-story bank, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 2003; and

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

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

That the proposed drive-through bank facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Pappageorge/Haymes, Ltd., dated May 9, 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: Cornerstone Community Outreach **CAL NO.:** 281-03-S
APPEARANCE FOR: Andrew Scott **MAP NO.:** 11-G
APPEARANCES AGAINST: Kenneth Hoch, Matt Denney et al. **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 4615 N. Clifton Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter and community center for homeless women and families in an existing 5-story brick building in a C1-4 Restricted Commercial District*

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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 C1-4 Restricted Commercial District; that the subject site is improved with a 5-story brick commercial building; that the applicant is an Illinois not-for-profit organization; that the applicant proposes to use the subject property to expand the services that it already offers at its existing facility located at 4628 N. Clifton Avenue, which include, on a limited basis, housing and job referral assistance, parenting training, tutoring and mentoring to children, medical care for seniors and walk-in counseling services for pregnant women; that the first floor of the proposed facility will contain administrative offices, after-school programs for children and a warming/cooling center depending on the season; that the second floor will provide overnight shelter for approximately 80 women; that the third floor will provide temporary shelter where intact families can remain together; that this space will be limited to 100 persons; that a portion of the fourth floor will be used as shelter space for 50 persons and the remainder of the fourth floor will be used for storage as will the fifth floor; that the applicant will provide only shelter at the subject site; that food and other community services will be provided at the 4628 N. Clifton Avenue site; that many of the women and families that will be served by the proposed shelter will be referred and screened by the City of Chicago Department of Human Services; and

WHEREAS, that the proposed use is necessary for the public convenience at this location in that there are currently no shelters in the City where a homeless family may stay together as a family unit and that there is a documented increased need for such a facility in the area; that the proposed use will be so operated as to insure that the public health, safety and welfare will be adequately protected in that no persons with any substance abuse problems will be referred to or accepted

*Amended at the public hearing.
 (Continued on page 38a.)

MINUTES OF MEETING

July 18, 2003

Cal. No. 281-03-S

by the proposed shelter facility; that persons engaging in unlawful activities will not be allowed to remain at the shelter; that a 9 P.M. curfew will be enforced for all persons except for those persons having nighttime employment; that shelter staff will continuously monitor the area to ensure that there is no loitering by individuals in the vicinity of the shelter premises; that floor monitors will oversee the activities of all residents to insure that the residents abide by the rules, remain orderly and assist with any problems that may occur; that the proposed shelter will be located on one-way side street with little traffic in an area which is improved with similar social and public service uses and will not cause substantial injury to the value of other property in the area; it it 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 shelter and community center for homeless women and families in an existing 5-story brick commercial building, on premises at 4615 N. Clifton Avenue, upon condition that the building at the subject site shall not be used as a transitional shelter and community center until the building complies with all applicable building code regulations; that the applicant shall provide an appropriate number of staff personnel, both professional and volunteer, for both the single adult residents and the family unit residents 24 hours daily; and 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 granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter and community center operation to another group or association, the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter and community center for homeless women and families, limited to 230 persons, or any increase in the number of residents, 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: Kimball Dawson L.L.C. **CAL NO.:** 282-03-Z

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003

PREMISES AFFECTED: 2825 N. Dawson Avenue/2838 N. Kimball Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 3-story 8 dwelling unit building whose front yard will be 10' instead of 15 on the south, whose east and west side yards will be 3' each instead of 4.267' each, with no north side yard, and with no mid-point rear yard on a through lot instead of 16' , and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

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

APPLICANT: Kimball Dawson L.L.C. **CAL NO.:** 283-03-Z
PEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 2829 N. Dawson Avenue/2842 N. Kimball Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 3-story 9 dwelling unit building, whose front yard will be 5' instead of 15', with no mid-point rear yard instead of 10', whose east side yard will be 3' instead of 14.48', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
 MOTION OF APPLICANT.

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

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

APPLICANT: Edison Park Chamber of Commerce **CAL NO.:** 284-03-S
PEARANCE FOR: Paul A. Kolpak, Mary O'Connor **MAP NO.:** 17-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 6718 N. Oliphant 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 public parking lot for the parking of private passenger automobiles, in a B1-1 Local Retail District, to serve the community.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 1, 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: Temple of Faith Church

CAL NO.: 139-03-S

PEARANCE FOR: Barry H. Greenburg

MAP NO.: 18-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2003

PREMISES AFFECTED: 2615 W. 71st 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 church*in a 1-story brick building, with on-site parking, in a B2-1 Restricted 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 8, 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.

*Amended at the public hearing.

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

APPLICANT: Leon Mrkvicka

CAL NO.: 141-03-S

PEARANCE FOR: James J. Banks

MAP NO.: 18-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2003

PREMISES AFFECTED: 7843 S. Essex 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-bed transitional residence, in an R4 General Residence District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Granat's First Count, Inc. **CAL NO.:** 143-03-S
APPEARANCE FOR: James J. Banks, Robert M. Granat **MAP NO.:** 14-N
APPEARANCES AGAINST: Barbara Johnson **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 6843 W. Archer Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern with a beer garden, 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, public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 8, 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 B3-1 Restricted Service District; that the subject site is improved with a 1-story brick building; that the subject building has been occupied by a tavern use for more than 50 years; that the applicant seeks to establish a tavern within the existing building and a beer garden directly behind the building; that the proposed use is necessary for the public convenience at this location to continue to provide a service to the community residents; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that patrons can only enter and exit the beer garden through the tavern premises; that there will be no music or live entertainment in the beer garden area; 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 in that there will be no beverage service in the beer garden area and that the beer garden will be contained within a 10 ft. high enclosure; 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: Custom Staffing, Inc. **CAL NO.:** 158-03-S
PEARANCE FOR: Christopher L. Muniz **MAP NO.:** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 2123 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Custom Staffing, Inc. **CAL NO.:** 159-03-S
PEARANCE FOR: Christopher L. Muniz **MAP NO.:** 4-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 2876 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 day labor employment agency, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

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

PEARANCE FOR: None **MAP NO.:** 6-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
July 18, 2003

PREMISES AFFECTED: 2544 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

PEARANCE FOR: None MAP NO.: 6-I

APPEARANCES AGAINST: MINUTES OF MEETING:
July 18, 2003

PREMISES AFFECTED: 2542 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

	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: Kimball Dawson L.L.C. **CAL NO.:** 194-03-Z
PEARANCE FOR: James J. Banks **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 2815 N. Dawson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 12 dwelling unit building, whose front yard will be 10' instead of 15' on the south east and 10' on the north west; the elimination of the midpoint rear yard from 49' on a through lot, and a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
 MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Kimball Dawson L.L.C.

CAL NO.: 195-03-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 2003

PREMISES AFFECTED: 2819 N. Dawson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 3-story 12 dwelling unit building whose front yard will be 10' instead of 15' on the north west and zero on the south east, whose north east and south west side yards will be 3' instead of 4.26'; with no midpoint rear yard on a through lot, and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Phillip E. Rashid, Jr. and Pamela Gould Rashid **CAL NO.:** 196-03-Z
PEARANCE FOR: Philip E. Rashid, Jr. and Pamela Gould Rashid **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 18, 2003
PREMISES AFFECTED: 1324 N. Wicker Park Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2003; and

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

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

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

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

APPLICANT: Dubin Residential Communities Corporation **CAL NO.:** 200-03-S
PEARANCE FOR: Bernard I. Citron **MAP NO.:** 9-G
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 3260 N. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking space for the parking of one private passenger automobile, in a B4-3 Restricted Service District, to serve unit B located at 3215 N. Wilton Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
AUGUST 15, 2003.

THE VOTE

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

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

APPLICANT: GIW, Inc. d/b/a Goose Island Wrigleyville **CAL NO.:** 204-03-S
PEARANCE FOR: Gregory Dose **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 2003
PREMISES AFFECTED: 1015 W. Addison Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the parking requirement for a public place of amusement license for an existing restaurant located at 3535 N. Clark Street.

ACTION OF BOARD--

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: GIW, Inc. d/b/a Goose Island Wrigleyville **CAL NO.:** 205-03-Z
PEARANCE FOR: Gregory Dose **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 18, 2003
PREMISES AFFECTED: 1015 W. Addison Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the use of an off-site parking lot as required parking for two or more uses.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

MINUTES OF MEETING

July 18, 2003

Cal. No. 82-03-Z

John J. Pikarski, Jr., for Peter Bukowski, applicant, presented a request for a correction of the resolution issued by the Zoning Board of Appeals in Cal. No. 82-03-Z, on February 21, 2003. The original resolution stated that the nature of the request was an 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 front yard will be 3.5' instead of 9.6', and whose rear yard will be 5'; instead of 30', on premises at 2461 N. Geneva Terrace.

Mr. Pikarski stated that he believes that a scrivener's error occurred in the writing of the resolution. His client asked for and proved a rear yard variation of 0.5' instead of the required 30 feet.

Chairman Spingola moved that the request be granted and the resolution granted by the Zoning Board of Appeals in Cal. No. 82-03-Z be corrected as follows: "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 front yard will be 3.5' instead of 9.6', **and whose rear yard will be 0.5' instead of 30'**. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 2003

Cal. No. 99-03-S

John J. Pikarski, Jr., for Miriam J. Colindrez, applicant, presented a written request to amend the resolution issued by the Board in Cal. No. 99-03-S, on May 16, 2003 for the approval of the location and the establishment of an automobile laundry in a 1-story masonry building, in a C2-1 General Commercial District, on premises at 4706-08 W. North Avenue.

Mr. Pikarski stated that the address of the proposed automobile laundry as indicated on the resolution is incorrect. The correct address of the intended use is commonly known as 4704 W. North Avenue. Mr. Pikarski further stated that the application was filed by the applicant well before his firm was retained and that it appears that there was some confusion at the time of filing. Mr. Pikarski submitted a copy of the application, the official Zoning Department denial, and a copy of the notification letter in support of his request.

Chairman Spingola moved that the request be granted and that the resolution in Cal. No. 99-03-S be amended as follows: **"PREMISES AFFECTED: 4704 W. NORTH AVENUE."** The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 2003

Cal. No. 116-02-S

James J. Banks, for Marquette Bank, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of a drive-through facility in conjunction with an existing bank in a B5-2 General Service District, on premises at 6316 S. Western Avenue, approved by the Zoning Board of Appeals on June 21, 2002, in Cal. No. 116-02-S.

Mr. Banks stated that the applicant is currently finalizing its plans for this project and expects to begin the first quarter of 2004.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary permits be extend to June 21, 2004. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 2003

Cal. No. 270-02-S and 271-02-Z

Rev. T. E. Hardaway, Pastor, West 95th Oakdale Missionary Baptist Church, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an off-site accessory parking lot for the parking of 20 private passenger automobiles, in an R3 General Residence District, on premises at 9457 S. Normal Avenue, to serve a church located at 9450 S. Normal Avenue; and to permit construction of the aforesaid off-site parking lot, whose front yard will be 2'6" instead of 20, which applications were approved by the Zoning Board of Appeals on July 19, 2002, in Cal. Nos. 270-02-S and 271-02-Z, respectively.

Rev. Hardaway stated that the request for an extension of time is a result of the need to obtain a new contractor and applying for the necessary permits.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building 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.

MINUTES OF MEETING

July 18, 2003

Cal. No. 354-02-S and 355-02-Z

Rev. Willard Payton for New Birth Church of God in Christ, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an off-site accessory parking lot for the parking of 11 private passenger automobiles, in an R3 General Residence District, on premises at 1501 W. 69th Street, to satisfy the parking requirement for a church located at 1500 W. 69th Street; and to permit the establishment of the aforesaid off-site parking lot whose front yard will be 16' instead of 20', which applications were approved by the Zoning Board of Appeals on September 20, 2002, in Cal. Nos. 354-02-S and 355-02-Z, respectively.

Rev. Payton stated that the church has experienced delays during the building permit application process due to the need to revise the drawings to comply with current City Ordinances as related to the Energy Code and landscaping. Rev. Payton further stated that the church is experiencing difficulties concerning the deposit for the landscaping plan.

Chairman Spingola moved that the request for an extension of time be granted and the time for obtaining the necessary permits be extended to September 20, 2004. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 2003

Cal. No. 317-02-S, 318-02-Z

319-02-S, 320-02-Z

Edward J. O'Shea, for The Salvation Army, applicant presented a written request for an extension of time in which to obtain the necessary permits and commence construction of an off-site accessory parking lot in an R5 General Residence District, on premises at 901-21 W. 69th Street, for a proposed community center located at 933-49 W. 69th Street; to permit the establishment of the aforesaid parking lot whose front yard will be 7' instead of 13.08'; to permit the establishment of a proposed 1 and 3 story community center, in an R5 General Residence District, on premises at 933-49 W. 69th Street; and to permit the erection of the aforesaid community center whose north front yard will be 10' instead of 13.08', and with no east side yard instead of 7.5',* which applications were approved by the Zoning Board of Appeals on August 16, 2002, in Cal. Nos. 317-02-S, 318-02-Z, 319-02-S and 320-02-Z, respectively.

Mr. O'Shea stated that the subject property which is owned by the City of Chicago, has been identified as a hazardous waste site and is otherwise contaminated. There has been some delay in devising a remediation plan, and the plan cannot be implemented until the public notification period has run. There has also been an issue with respect to relocating utility poles that abut the site. This issue has recently been resolved but the agreement has not yet been executed. Construction cannot begin until the poles have been moved and the remediation is complete. This is not likely to occur before August 19, 2003, which is the expiration date of the resolution.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits and commencing construction be extended to August 16, 2004. The motion prevailed by yeas and nays as follows:

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

*Edward O'Shea, for The Salvation Army, applicant, presented a written request to amend the resolution approved in Cal. No. 320-02-Z, August 16, 2002, which permitted the erection of a 1 and 3-story community center, on premises at 933-49 W. 69th Street, whose north front yard will be 10' instead of 13.08' and with no east side yard instead of 7.5'.

Mr. O'Shea stated that the Board resolved to grant the variation request as set forth in the application, but the requested reduction of the required south rear yard from 30 feet to 0 feet was omitted from the "Nature of Request" in the resolution of the case.

Chairman Spingola moved that the request be granted and the resolution issued in Cal. No. 20-02-Z be amended as follows: "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 community center whose north front yard will be 10' instead of 13.08', **with no south rear yard instead of 30'**, and with no east side yard instead of 7.5'." The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Hubert, Konstantelos, McCabe-Miele.

MINUTES OF MEETING
July 18, 2003

heard.
action

Motion was made by Member Konstantelos to recess the Zoning Board of Appeals for deliberation on **Motion** was seconded by Member Crowe. The motion passed unanimously. The Board thereupon recessed **designated** on the face of the resolutions.

The Board adjourned to meet in regular meeting on Friday, August 15, 2003.

Secretary