

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

APPLICANT: North Shore Community Bank & Trust **CAL NO.:** 359-03-S

APPEARANCE FOR: John A. Fritchey **MAP NO.:** 15-K

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 24, 2003

PREMISES AFFECTED: 4343 W. Peterson 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 2 ½-story bank, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 2003.

COPY

THE VOTE

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

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

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

APPLICANT: Zion Healing Temple **CAL NO.:** 360-03-S

APPEARANCE FOR: Lawrence E. Kennon **MAP NO.:** 26-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 11026 S. Vernon Street October 24, 2003

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 35 private passenger automobiles, in an R4 General Residence District, to fulfill the parking requirement for an existing church located at 433-37 E. 111th Street

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 2003; and

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

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

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

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

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

APPLICANT: Zion Healing Temple **CAL NO.:** 361-03-Z
APPEARANCE FOR: Lawrence E. Kennon **MAP NO.:** 26-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 11026 S. Vernon Street
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 35 automobiles, whose front yard will be 7' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 24, 2003, in Cal. No. 360-03-S, the Zoning Board of Appeals approved, in Cal. No. 360-03-S, the establishment of an off-site accessory parking lot for the parking of 35 private passenger automobiles, at the subject site, to fulfill the parking requirement for the applicant church located at 433-37 E. 111th Street; 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: David Gassman **CAL NO.:** 362-03-Z
APPEARANCE FOR: James J. Banks, David Gassman **MAP NO.:** 17-G
APPEARANCES AGAINST: Joseph O'Neill, Julie Kuhns et al. **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 1317 W. Greenleaf Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the construction of a proposed partial 2nd and a full 3rd floor addition to a rear building and a rear 1-story connection for a total 6 dwelling units, in a building with no rear yard instead of 30', and whose west side yard will be 6' instead of 7.8'..

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 10,500 sq. ft, irregularly shaped lot improved with a multi-residential building on the front of the lot and a garage with a 2nd story dwelling unit at the rear of the lot; that the applicant proposes to erect a rear one-story connection to the two existing buildings which will eliminate the present non-conforming status of the rear building; that the applicant additionally proposes to erect a partial 2nd floor addition to finish off the 2nd floor, and a full 3rd floor addition to the rear building; that upon completion of the renovation work the rear building will contain 2 condominium dwelling units and the front building will contain 4 condominium dwelling units; 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 rear building will contain storage units and mechanical space which will also provide the power for the residential building on the front of the lot; that the plight of the owner is due to the present non-conforming status of the property having two residential buildings on the site; that the variations, if granted, will not alter the essential character of the locality in that Greenleaf Street is characterized by three and four story residential buildings and that the proposed rear building will be compatible with many rear buildings in the area that are built to the alley; 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: Naboja Radovanovic and Dragan Kecman CAL NO.: 363-03-Z

APPEARANCE FOR: MAP NO.: 17-0

APPEARANCES AGAINST: MINUTES OF MEETING:
October 24, 2003

PREMISES AFFECTED: 6540 N. Oketo Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 6 dwelling unit building, whose minimum lot area shall be 5,945 sq. ft. instead of 6,000 sq. ft., with no rear yard instead of 30', and with no front yard instead of 9.7'.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 19, 2003.

Dec 19, 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: Jay Bussell and Vito Plano **CAL NO.:** 364-03-Z
APPEARANCE FOR: James J. Banks, Jay Bussell **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 1053 W. Wolfram 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 ½-story single family dwelling, whose front yard will be 11.5' instead of 19.91', whose east side yard will be 1'9", and whose west side yard will be 1.25' instead of 2.5' each.*

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED/ **COPY**

	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 October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: Les Sawicki **CAL NO.:** 365-03-S

APPEARANCE FOR: Won Sun Kim, Les Sawicki **MAP NO.:** 18-H

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

PREMISES AFFECTED: 7700-12 S. Ashland 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 coin-operated laundry in a proposed strip mall, partly in a B2-1 Restricted Retail and partly in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 2003; and

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

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

That the applicant shall comply with the requirements of Section 11.11A-1 of the Chicago Zoning Ordinance regarding strip mall 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 905

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

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

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

PREMISES AFFECTED: 5736 N. Western Avenue

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

ACTION OF BOARD--

WITHDRAWN ON MOTION
OF THE APPLICANT.

THE VOTE

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

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

APPLICANT: Eduardo J. Gutierrez **CAL NO.:** 367-03-Z
APPEARANCE FOR: Eduardo J. Gutierrez **MAP NO.:** 7-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 6851 W. George Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a proposed 2nd floor addition and a rear 1st floor addition to a single family dwelling, whose rear yard will be 1.9' * instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: LaSalle Bank Corporation **CAL NO.:** 369-03-S

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

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

PREMISES AFFECTED: 7116-40 W. North Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed bank, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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 banking facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Cubellis Associates, Inc., dated June 9, 2003; and 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 905

APPLICANT: The Bronze Village, L.L.C. **CAL NO.:** 373-03-S
APPEARANCE FOR: Caroline Nash **MAP NO.:** 10-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 4032 S. Cottage Grove Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private passenger automobiles, in a C1-3 Restricted Commercial District, to serve a 12 unit residential building located at 4100-08 S. Cottage Grove Avenue.

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2004 MAR 15 P 1:50

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a 12 space off-site parking lot for private passenger vehicles to serve the property at 4100-08 S. Cottage Grove; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Jason and Catherine Kang **CAL NO.:** 378-03-Z

APPEARANCE FOR: Catherine Kang **MAP NO.:** 12-I

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

PREMISES AFFECTED: 4225 S. Maplewood Avenue

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 a south side yard to 2.05' instead of 2'-6" in order to permit the division of an improved 48' x 125' zoning lot containing an existing 2-story single family dwelling.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: Joseph M. Litza **CAL NO.:** 379-03-A
APPEARANCE FOR: Joseph M. Litza **MAP NO.:** 11-M
APPEARANCES AGAINST: George P. Cahill **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 4531 N. Mobile Avenue
NATURE OF REQUEST: Objectors Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception.

ACTION OF BOARD--

COPY

THE VOTE

OBJECTO'S APPEAL DENIED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Joseph M. Litza, owner of the property located at 4527 N. Mobile Avenue, filed on June 3, 2003 an objector's appeal from the decision of the Office of the Zoning Administrator in the granting of an exception to the owner of the property located at 4531 N. Mobile Avenue to permit the construction of a 2-story single-family dwelling, at the subject site, whose north and south side yards will be 3' each instead of a combined 9' set of side yards, in an R2 Single-Family Residence District.

WHEREAS, that on April 30, 2003, the Office of the Zoning Administrator granted a zoning exception request to the owner of the property located at 4531 N. Mobile Avenue authorizing the reduction of the total side yard combination of 6' instead of the required 9' in order to permit the construction of a 2-story 24' x 60' single-family dwelling; and

WHEREAS, a public hearing was held on this appeal application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is presently improved with a 1 and 2-story brick single-family dwelling; that the owner of the subject site property proposes to erect a 2-story single-family dwelling at the subject site with a reduction in the north and south side yard to 3' each; that the appellant contends that the exception granted will lower the value of his property and degrade his living environment; that the Board finds that no evidence was presented to indicate that the granting of the exception will negatively affect the value of the applicant's property nor his living environment and that the proposed 2-story single-family dwelling will be compatible with existing residential improvements in the neighborhood; it is therefore

RESOLVED, that the objector's appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting the exception be and it hereby is affirmed.

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

APPLICANT: Harvest Outdoor, Inc.

CAL NO.: 380-03-A

APPEARANCE FOR: Thomas S. Moore

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 24, 2003

PREMISES AFFECTED: 3485 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 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: John Hendricks **CAL NO.:** 381-03-A

APPEARANCE FOR: None **MAP NO.:** 8-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 24, 2003

PREMISES AFFECTED: 3428 S. Lituanica Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
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: Nelly's Saloon, Inc. **CAL NO.:** 382-03-A
APPEARANCE FOR: Ioana Barbulescu **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 3256 N. Elston Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.
ACTION OF BOARD--

THE VOTE

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

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Nelly's Saloon, for Ioana Barbulescu, owner, on June 25, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of a tavern to allow the serving of food, in an R3 General Residence District, on premises at 3256 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 2003, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick building occupied by an existing legal non-conforming tavern on the 1st floor and dwelling units on the 2nd floor; that the appellant has been operating the subject legal non-conforming tavern since she purchased the property and business in 1984; that the appellant is seeking to obtain a City of Chicago food license in order to serve a limited lunch and dinner menu in the existing tavern premises; that there is an existing kitchen on the premises and it has not been remodeled since the appellant purchased the property except for some repairs to existing equipment and the installation of certain fire safety equipment; that the appellant proposes to serve lunch from 11:30 A.M. to 2:00 P.M. and dinner between 4:30 P.M. and 8:00 P.M. and will continue to offer homemade snacks to tavern customers from 4:00 P.M. to 6 P.M.; that the appellant's business has suffered a decline over the past 21 months and that it is the desire of the appellant to have a limited food menu in order to increase its overall revenue; that the limited service of food, as proposed, may be considered accessory to the principal tavern use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of an existing tavern to allow the serving of food, on premises at 3256 N. Elston 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: LEED Council, Inc.

CAL NO.: 383-03-A

APPEARANCE FOR:

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 24, 2003

PREMISES AFFECTED: 1866 N. Marcey Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Tak H. Fung **CAL NO.:** 384-03-A
APPEARANCE FOR: Tak H. Fung **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 1214 W. 32nd Place
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Tak H. Funk, owner, on July 1, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a laundromat into a 3rd dwelling unit in an existing 2-dwelling unit building in an R3 General Residence District, on premises at 1214 W 32nd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 2003, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 1 and 2-story brick building; that the subject premises was previously occupied by a laundromat, a non-conforming use in an R4 General Residence District; that the appellant seeks to convert the former laundromat into a conforming dwelling unit; that the change of use from a non-conforming laundromat to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a laundromat into a 3rd dwelling unit in an existing 2 dwelling unit building, on premises at 1214 W. 32nd Place, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: St. Denis Parish **CAL NO.:** 385-03-A

APPEARANCE FOR: Fr. Lawrence Dowling **MAP NO.:** 20-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 8301 S. St. Louis Avenue October 24, 2003

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

ACTION OF BOARD--

THE VOTE

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

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, St. Denis Parish, owner, on July 2, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a church bulletin sign measuring 32 sq. ft., in an R2 Single Family Residence District, on premises at 8301 S. St. Louis Avenue; 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 7.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single Family Residence District; that the subject site is St. Denis Parish and is improved with several church related buildings; that the appellant seeks to erect a bulletin board on church property which will exceed by 2 square feet the 30 square feet allowed for such a bulletin board; that the church intends to use the bulletin board to inform the community of current events, notices and celebrations at the church; that the Board finds that the excess two feet of the proposed bulletin board deminius and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a church bulletin sign measuring 32 sq. ft., on premises at 8301 S. St. Louis Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Agim Skenderi **CAL NO.:** 386-03-A

APPEARANCE FOR: Agim Skenderi **MAP NO.:** 7-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 3039 N. Narragansett Avenue October 24, 2003

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

ACTION OF BOARD--

THE VOTE

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

COPY

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

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

THE RESOLUTION:

WHEREAS, Agim Skenderi, owner, on July 10, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of an accessory 2 automobile garage and 1 vehicle carport, which will exceed the allowable coverage of the rear yard by 194 sq. ft., in an R4 General Residence District, on premises at 3039 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 18, 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 5.6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an R4 General Residence District, that the subject site is a 46' x 125' lot improved with a 2 ½ story brick residential building with an accessory garage for 2 automobiles and a 1 vehicle carport in the rear; that the said garage building with carport measures 46.24' x 24'; that the said garage and carport exceeds the allowable coverage of the rear yard by 194 sq.ft; that the increase in rear yard coverage is within the Board's jurisdiction; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of an accessory 2 automobiles garage and 1 vehicle carport which will exceed the allowable coverage of the rear yard by 194 sq.ft., on premises at 3039 N. Narragansett Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael J. Paulius **CAL NO.:** 387-03-A
APPEARANCE FOR: Michael J. Paulius **MAP NO.:** 17-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 6821 N. Jean Avenue
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception.

ACTION OF BOARD--

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

THE VOTE

	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: Gregory Rushing **CAL NO.:** 388-03-A
APPEARANCE FOR: Gregory Rushing **MAP NO.:** 18-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 734 E. 79th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR AFFIRMED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Gregor Rushing, for Ausencia Hinojosa, owner, on July 21, 2003, filed an appeal from the decision of the Office of te Zoning Administrator in refusing to permit the addition of a tattoo parlor and body piercing* in an existing non-conforming beauty salon in a 2-story brick store and apartment building, in a B3-2 General Retail District, on premises at 734E. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 16, 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 October 24, 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 2-story brick store and apartment building; that the store premises is occupied by an existing on-conforming beauty salon; that the appellant seeks to add tattooing and body piercing to the beauty salon business; that the proposed tattoo and body piercing are uses which are not permitted under the zoning ordinance in a B3-2 General Retail District and would also constitute an expansion of an existing non-conforming use; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

*Amended at the public hearing.

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

APPLICANT: Elizabeth N. Murphy **CAL NO.:** 389-03-A
APPEARANCE FOR: Michael E, Lavelle, Elizabeth N. Murphy **MAP NO.:** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 3905 N. Lincoln Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

COPY

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

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

THE RESOLUTION:

WHEREAS, Elizabeth J. Murphy, owner, on July 21, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to reduce two (2) required 10' x 25' loading berths in order to permit a proposed restaurant, in a B3-2 General Retail District, on premises at 3905 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 16, 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 8.10-1(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 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 2-story brick former funeral home; that the subject building was originally constructed as a funeral home in 1927 and was not required to provide any loading berths; that the building nearly covers the entire lot and has no space to provide loading berths; that the change of use from a funeral home with no required loading berths for a restaurant with no loading berths is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the waiver of two required 10' x 25' loading berths in order to permit a proposed restaurant, on premises at 3905 N. Lincoln Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elizabeth N. Murphy **CAL NO.:** 390-03-Z

APPEARANCE FOR: Michael E. Lavelle, Elizabeth N. Murphy **MAP NO.:** 9-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 24, 2003

PREMISES AFFECTED: 3905 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 General Retail District, the waiver of one of the two required 10' x 25' loading berths for an existing 2-story building.

ACTION OF BOARD--

THE VOTE

VARIATION MOOT.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 2-story brick building; that on October 24, 2003, the Board sustained the applicant's appeal permitting the waiver of the two required 10' x 25' loading berths finding that the subject building was originally constructed as a funeral home in 1927 and did not require loading berths and that the change of use to a restaurant with no loading berths was proper substitution of use under Section 6.4-7 of the zoning ordinance; that the granting of the applicant's appeal hereby renders moot the applicant's variation request in the instant application; it is therefore

RESOLVED, that the application for a variation be and is hereby rendered moot.

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

APPLICANT: Maria Moron

CAL NO.: 391-03-A

APPEARANCE FOR:

MAP NO.: 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 24, 2003

PREMISES AFFECTED: 2120 W. 23rd Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 19, 2003.

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

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

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

APPLICANT: Francesca Hurst

CAL NO.: 392-03-A

APPEARANCE FOR: Francesca Hurst

MAP NO.: 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 24, 2003

PREMISES AFFECTED: 7737 S. Sangamon Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 19, 2003.

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

	APPIRMATIVE	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: Mildred Garcia **CAL NO.:** 393-03-A

APPEARANCE FOR: John R. Mitchell, Mildred Garcia **MAP NO.:** 24-A

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

PREMISES AFFECTED: 10047 S. Avenue N

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

ACTION OF BOARD--

THE VOTE

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

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
X		
X*		X*

THE RESOLUTION:

WHEREAS, Mildred Garcia, owner, on July 22, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 dwelling units on the 1st floor and 12 single room occupancy units on the 2nd floor in an existing 2-story building, in an M1-1 Restricted Manufacturing District, on premises at 10047 S. Avenue N; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 9, 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 10.3-1."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted Manufacturing 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 M1-1 Restricted Manufacturing District; that the subject site is improved with a 2-story frame residential building; that testimony presented indicates that the subject building was built over 100 years ago; that the subject building has been occupied as a single-room occupancy rooming house since prior to the adoption of the 1957 amendment to the zoning ordinance; that licensing requirements for a single-room occupancy building have caused the case to be filed; that the appellant has a right to continue the occupancy of the subject building as 12 single-room occupancy units and two first floor dwelling units provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision fo the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of 2 dwelling units on the 1st floor and 12 single-room occupancy units on the 2nd floor in existing 2-story building, on premises at 10047 S. Avenue N, upon condition that the building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a license is issued.

*Absent Member Crowe reviewed the file and listened to the audio tape of the proceedings in this case.

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

APPLICANT: Jose Beltran **CAL NO.:** 394-03-A

APPEARANCE FOR: Jose Beltran **MAP NO.:** 10-I

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

PREMISES AFFECTED: 4226-28 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE DECISION
OF THE OFFICE OF THE ZONING
ADMINISTRATOR AFFIRMED/

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Jose Beltran, owner, on August 20, 2003, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a proposed 3rd floor addition to an existing non-conforming 2-story 2 dwelling unit building on the front of a lot additionally improved with 2 residential buildings at the rear of the lot, in a C1-2 Restricted Commercial District, on premises at 4226-68 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 20, 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, Sections 5.5, 6.4-2, 6.4-6, 6.5-1."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is a 60' x 126.45' lot improved with a non-conforming 2-story 2 dwelling unit building on the front of the lot and 2 additional residential buildings at the rear of the lot; that the appellant proposes to erect a 3rd floor addition to the existing 2-story 2 dwelling unit building; that the Board finds that the proposed addition is an expansion of an existing non-conforming use at the subject site; that pursuant to Sections, 5.5, 6.4-2, 6.4-6 and 6.5-1 of the zoning ordinance, the Board has no authority to permit the erection of the proposed addition at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Jose Beltran **CAL NO.:** 395-03-Z
APPEARANCE FOR: Jose Beltran **MAP NO.:** 10-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 24, 2003
PREMISES AFFECTED: 4226-28 S. Western Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a proposed 3rd floor addition to an existing 2-story 2 dwelling unit building on the front of a lot additionally improved with 2 residential buildings at the rear of the lot, whose north side yard will be 3' instead of 6'.

ACTION OF BOARD--

VARIATION DENIED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on December 19, 2003, in Cal. No. 394-03-A, the Zoning Board of Appeals denied the applicant's appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a proposed 3rd story addition to an existing 2-story 2 dwelling unit building on the front of a lot additionally improved with 2 residential buildings at the rear of the lot at the subject site finding that the proposed 3rd floor addition was an expansion of an existing non-conforming use pursuant to Sections 5.5, 6.4-2, 6.4-6 and 6.5-1 of the zoning ordinance; that the denial by the Zoning Board of Appeals of the applicant's appeal application negates the need for the yard variation requested in the instant application; 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: Kerlow Residential Development, Inc. **CAL NO.:** 396-03-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 1217 W. Henderson Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2 ½-story single family dwelling, whose front yard will be 7'-6" instead of 15', and whose east and west side yards will be 3' each instead of 6.86' each.

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: Kerlow Residential Development, Inc. **CAL NO.:** 397-03-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G

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

PREMISES AFFECTED: 1225 W. Henderson Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2 ½-story single dwelling, whose front yard will be 6'-6" instead of 15'.

ACTION OF BOARD--

VARIATIONS GRANTED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: Kerlow Residential Development, Inc. **CAL NO.:** 398-03-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 1227 W. Henderson Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2 ½-story single family dwelling, whose front yard will be 6'-6" instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: Christopher Dasse **CAL NO.:** 399-03-Z

APPEARANCE FOR: Thomas S. Moore, Christopher Dasse **MAP NO.:** 4-G

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

PREMISES AFFECTED: 1608 S. Throop Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 3-story single family dwelling, with front yard instead of 1.27', no south yard instead of 3.6' , and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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.

COPY

OCT 24 2003

CITY OF CHICAGO
ZONING BOARD OF APPEALS
CITY HALL, ROOM 806
CHICAGO, ILLINOIS 60601

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

APPLICANT: Robert Santana CAL NO.: 400-03-A

APPEARANCE FOR: None MAP NO.: 2-H

APPEARANCES AGAINST: MINUTES OF MEETING:
October 24, 2003

PREMISES AFFECTED: 1859 W. Adams Street

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.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

COPY

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

APPLICANT: Robert Santana

CAL NO.: 401-03-Z

APPEARANCE FOR: None

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 24, 2003

PREMISES AFFECTED: 1859 W. Adams Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story addition to the rear of an existing 3-story building on the front of the lot and a 2-story addition to an existing 2-story dwelling at the rear of the lot, whose rear yard will be 20' instead of 30', and with no east side yard instead of 2'-6".

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OR PROSECUTION.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: David and Sherri Rinker **CAL NO.:** 402-03-Z

APPEARANCE FOR: David and Sherri Rinker **MAP NO.:** 1-H

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

PREMISES AFFECTED: 2059 W. Chicago Avenue/749 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a proposed 3-story addition to the rear of an existing 2-story brick building, with no rear yard instead of 30'.*

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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: BMG Stony Island, L.L.C. **CAL NO.:** 403-03-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 24, 2003
PREMISES AFFECTED: 7101-09 S. Stony Island Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1-story retail Starbucks coffee shop, in a C2-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 24, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: 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 Arcline Associates Ltd., dated October 23, 2003; that the final landscape plan shall be approved by the Department of Planning and Development.

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