

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 413-02-S  
**APPEARANCE FOR:** Rick Danaher **MAP NO.:** 4-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 2100-12 S. Loomis Street/1401-27 W. 21st 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 voluntary parking lot for the parking of private passenger automobiles, in an M2-2 General Manufacturing District, to serve a school located at 2150 S. Laflin Street.

**COPY**

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 3a.)

**COPY**

**MINUTES OF MEETING**

November 15, 2002

Cal. No. 413-02-S

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

That lighting shall be provided; that striping and concrete wheel stops shall be provided;

That ingress and egress shall be from S. Loomis Street; that the driveway shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 414-02-S

**APPEARANCE FOR:** Rick Danaher **MAP NO.:** 4-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 2116-26 S. Loomis Street/1400-26 W. 21st Place

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site voluntary parking lot for the parking of private passenger automobiles, in an M2-2 General Manufacturing District, to serve a school located at 2150 S. Laflin Street.

**COPY**

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That the lot shall be used solely for the parking of private passenger automobiles and hat no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 4a.)

**MINUTES OF MEETING**

November 15, 2002

Cal. No. 414-02-S

**COPY**

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

That lighting shall be provided; that striping and concrete wheel stops shall be provided;

That ingress and egress shall be from S. Loomis Street; that the driveway shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

**APPLICANT:** Surestaff, Inc. **CAL NO.:** 415-02-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-1  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 2313 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 C1-1 Restricted Commercial District.

**COPY**

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That no loitering shall be permitted in front of the subject premises.

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

**APPLICANT:** Wilton Development Corp. **CAL NO.:** 416-02-S  
**APPEARANCE FOR:** John J. George **MAP NO.:** 9-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 2401-27 W. Irving Park Road/3932-56 N. Western Avenue/2402-12 W. Dakin 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 CVS Pharmacy, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan dated October 29, 2002 and elevation plans dated November 11, 2002 as prepared by DeStefano & Partners and that the final landscape plan shall be approved by the Department of Planning and Development.

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

**APPLICANT:** Chris Kariotis **CAL NO.:** 417-02-S

**APPEARANCE FOR:** James J. Banks, Chris Kariotis **MAP NO.:** 9-N

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 7142 W. Belmont Avenue/3201 N. Harlem Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an auto insurance office building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That the applicant remove the business advertising signs from the side wall of the building abutting the subject site to the east and the side wall of the building located across the alley to the north.

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

APPLICANT: Staffing Network Holdings, L.L.C./ dba Staffing Network, L.L.C. CAL NO.: 418-02-S

APPEARANCE FOR: MAP NO.: 11-G

APPEARANCES AGAINST: MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 4543 N. Broadway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-3 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO  
JANAURY 17, 2003.

**COPY**

THE VOTE

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

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



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

**APPLICANT:** Wilton Development Corp. **CAL NO.:** 419-02-S  
**APPEARANCE FOR:** John J George **MAP NO.:** 18-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 7847-59 S. Western Avenue/7846-58 S. Claremont Avenue/2334-58 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 drive-through facility in conjunction with a proposed CVS Pharmacy, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan dated October 22, 2003 and elevation drawing dated November 11, 2002 as prepared by DeStefano & Partners and that the final landscape plan shall be approved by the Department of Planning and Development.

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

**APPLICANT:** Erie Cooperative Limited Partnership **CAL NO.:** 420-02-Z  
**APPEARANCE FOR:** Roberta Gates Edwards **MAP NO.:** 1-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 619-27 N. Kedzie Avenue\*

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 3-story 15 dwelling unit building, whose front yard will be 3' instead of 15', whose north and south side yards will be 3' each instead of 12.5' each, and to waive one required 10' x 25' loading berth.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

**APPLICANT:** Erie Cooperative Limited Partnership **CAL NO.:** 421-02-Z  
**APPEARANCE FOR:** Roberta Gates Edwards **MAP NO.:** 1-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 601-03 N. Troy Street/3120-3122 S. Ohio 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 6 dwelling unit building, whose front yard will be 12' instead of 15', whose north side yard will be 3' instead of 4.3', and to reduce the required parking spaces from 6 to 5 spaces.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

**APPLICANT:** Erie Cooperative Limited Partnership **CAL NO.:** 422-02-Z  
**APPEARANCE FOR:** Roberta Gates Edwards **MAP NO.:** 1-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 624-26 N. Albany Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, proposed 2-story 4 dwelling unit building whose bay window will extend in the front yard to 7.41' instead of 15'.

**COPY**

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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:** Erie Cooperative Limited Partnership **CAL NO.:** 423-02-Z  
**APPEARANCE FOR:** Roberta Gates Edwards **MAP NO.:** 1-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 718-20 N. Troy Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2-story 4 dwelling unit building, whose front yard will be 7.08' instead of 15'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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:** Erie Cooperative Limited Partnership **CAL NO.:** 424-02-Z  
**APPEARANCE FOR:** Roberta Gates Edwards **MAP NO.:** 1-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 636-38 N. Albany Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, a proposed 2-story 4 dwelling unit building, whose front yard will be 7.83' instead of 15'.

**COPY**

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

CAL NO.: 425-02-A

APPEARANCE FOR:

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 983 W. 19th 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  
  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		

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

APPLICANT: Ruben Mandujano

CAL NO.: 426-02-A

APPEARANCE FOR: None

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 2021 W. 17th Street

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.

**COPY**

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: Beth E. Campbell

CAL NO.: 427-02-A

APPEARANCE FOR: None

MAP NO.: 19-1

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 2736 W. Touhy 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.

COPY

JOSEPH J. SPINGOLA  
DEMETRI KONSTANTELOS

GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Christine Ann Teske CAL NO.: 428-02-A  
 APPEARANCE FOR: Christine Ann Teske MAP NO.: 11-H  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 November 15, 2002  
 PREMISES AFFECTED: 2310 W. Giddings Street  
 NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Christine Ann Teske, for Cornel L. Erdbeer, owner, on July 15, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hand-made jewelry business from the appellant's residence, in an R3 General Residence District, on premises at 2310 W. Giddings Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 2002, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 November 15, 2002; 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 said use is located in an R3 General Residence District; that the subject site is improved with a 2 dwelling unit building; that the appellant resides in one unit and works from a small space in her bedroom; that the appellant is a jewelry artist and has been doing jewelry assembly work as a hobby for the past 10 years; that the only supplies used are assorted beads, findings, string material and pliers; that no machines are used in the assembly work; that the appellant sells the hand-crafted jewelry at neighborhood arts and craft fairs; that licensing requirements have caused the case to be filed in that the appellant needs a business license to purchase supplies at retail cost; that the handcrafted jewelry operation remains essentially a hobby, with no retail sales or large deliveries or mail pickup of goods at the subject site; that the appellant has established the basis of her appeal and that no violation of the zoning ordinance exists or is contemplated; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hand-made jewelry business from the appellant's residence, on premises at 2310 W. Giddings Street; 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:** Christine Ann Teske **CAL NO.:** 428-02-A  
**APPEARANCE FOR:** Christine Ann Teske **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 2310 W. Giddings 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  
  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

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

**THE RESOLUTION:**

WHEREAS, Christine Ann Teske, for Cornel L. Erdbeer, owner, on July 15, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hand-made jewelry business from the appellant's residence, in an R3 General Residence District, on premises at 2310 W. Giddings Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 2002, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

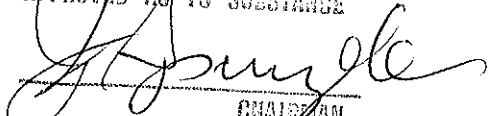
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002; and

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 said use is located in an R3 General Residence District; that the subject site is improved with a 2 dwelling unit building; that the appellant resides in one unit and works from a small space in her bedroom; that the appellant is a jewelry artist and has been doing jewelry assembly work as a hobby for the past 10 years; that the only supplies used are assorted beads, findings, string material and pliers; that no machines are used in the assembly work; that the appellant sells the hand-crafted jewelry at neighborhood arts and craft fairs; that licensing requirements have caused the case to be filed in that the appellant needs a business license to purchase supplies at retail cost; that the handcrafted jewelry operation remains essentially a hobby, with no retail sales or large deliveries or mail pickup of goods at the subject site; that the appellant has established the basis of her appeal and that no violation of the zoning ordinance exists or is contemplated; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hand-made jewelry business from the appellant's residence, on premises at 2310 W. Giddings Street; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPROVED AS TO SUBSTANCE

  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: Raquel Jaurequi

CAL NO.: 429-02-A

APPEARANCE FOR: None

MAP NO.: 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 3338 W. 63rd Street

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.

**COPY**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

GIGI McCABE-MIELE

BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Benjamin Roman **CAL NO.:** 430-02-A

**APPEARANCE FOR:** Madeline Roman **MAP NO.:** 5-J

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 1848 N. Springfield 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  
  
GIGI McCABE-MIELE  
BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Benjamin Roman, owner, on July 17, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the construction of a 664.4 sq. ft. garage and attached carport, in an R3 General Residence District, on premises at 1848 N. Springfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 2002, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."  
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002; 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 said use is located in an R3 General Residence District; that the subject site is a 31' x 125' lot or 3,875 sq. ft. lot improved with a 2 ½ story frame residential building with a detached accessory garage and attached carport in the rear of the lot; that the garage and attached carport were constructed without the necessary building permits; that under the R3 General Residence zoning a detached accessory garage may not exceed 546 sq. ft., that the said garage contains 664.4 sq. ft. and exceeds the permitted square footage by 118 sq. ft.; that pursuant to Section 5.6-2 of the zoning ordinance, the Board has no authority to permit the existing 664.4 sq. ft. garage and attached carport 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:** David L. Travis/dba Travision **CAL NO.:** 431-02-A  
**APPEARANCE FOR:** David L. Travis **MAP NO.:** 7-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 4173 W. Belmont 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  
  
 GIGI McCABE-MIELE  
 BRIAN L. CROWE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, David L. Travis/dba Travision, for Mary Chlebowski, owner, on August 2, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M1-1 Restricted Manufacturing District, the erection of an advertising sign which is over 100 sq. ft. in and located within 250 feet of a residential district and which the appellant does not claim that the sign was erected with a permit, on premises at 4173 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 2002, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.14."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002; 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 3-story brick commercial and residential building with a painted advertising sign located on the east wall; that the existing painted advertising sign is 18' long x 14' high or 252 sq.ft. in size; that the testimony presented indicates that the present owner purchased the subject property in 1943; that a painted advertising sign has existed on the east wall of the building at the subject site since the early 1940's; that the owner of the property testified that her family never received rent for the wall space; that the existing painted advertising sign has been located at the subject site for a couple of years without a legal permit; that no evidence was presented to indicate that any previous sign painted on the wall of the subject building was legally permitted; that the subject site is over the 100 sq.ft. permitted in an M1-1 Restricted Manufacturing District and is located within 250 feet of a residential district; that pursuant to Section 10.14 of the zoning ordinance, the Board has no authority to permit a painted advertising sign 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:** Veronica Carrasco **CAL NO.:** 432-02-A  
**APPEARANCE FOR:** Veronica Carrasco **MAP NO.:** 12-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 5340 S. Kedzie Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

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

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, Veronica Carrasco, for Jamie A. Alvarez, owner, on October 2, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story non-conforming store and apartment building, in an R3 General Residence District, on premises at 5340 S. Kedzie Avenue; and

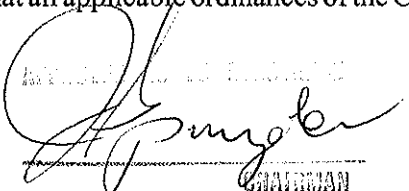
WHEREAS, the decision of the Office of the Zoning Administrator rendered October 2, 2002, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002; 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 said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the appellant previously operated a beauty salon at 5454-56 S. Kedzie Avenue which is around the corner from the subject site; that the appellant seeks to open a beauty salon at the subject site in order to remain in her established clientele area; that the subject non-conforming store premises was previously occupied by a dollar store which recently ceased operation; tht the change of use from a dollar store to a beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story non-conforming store and apartment building, on premises at 5340 S. Kedzie Avenue; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

  
 JOSEPH J. SPINGOLA  
 CHAIRMAN

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

**APPLICANT:** Krzysztof Doliwa **CAL NO.:** 433-02-Z  
**APPEARANCE FOR:** Krzysztof Doliwa **MAP NO.:** 5-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 1706 N. Richmond 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 2-story single family residence, whose front yard will be 10' instead of 19', whose north and south side yards will be 3' each instead of 5' each, and to divide the improved zoning lot in order to allow the construction of a single-family residence at 1708 N. Richmond Street.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATIONS GRANTED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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:** Wojciech Popko **CAL NO.:** 434-02-Z  
**APPEARANCE FOR:** Wojciech Popko **MAP NO.:** 5-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 1708 N. Richmond Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the construction of a proposed 2-story single family residence, whose front yard will be 10' instead of 19'. and whose north and south side yards will be 3' each instead of 5' each.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals, in Cal. No. 433-02-Z, granted a variation to the owner of the property at 1706-02-Z permitting the division of an improved zoning lot for the construction of a proposed 2-story single-family dwelling at that address and to permit the construction of a 2-story single-family dwelling at the subject site in the instant case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

That 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:** Mike DiFoggio **CAL NO.:** 435-02-Z

**APPEARANCE FOR:** James J. Banks, Mike DiFoggio **MAP NO.:** 8-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 457 W. 37th Place

**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 1-story rear addition to an existing 2-story single family residence, whose rear yard will be 10' instead of 30'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION GRANTED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Rick and Yuki Juretic CAL NO.: 436-02-Z  
 APPEARANCE FOR: James J. Banks, Rick Juretic MAP NO.: 7-H  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 November 15, 2002  
 PREMISES AFFECTED: 2128 W. Fletcher 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 3rd floor dormer addition to an existing 2-story 2 dwelling unit building, whose east side yard will be 3.6' instead of 5.6', whose side yard will be 1.25' instead of 5.6', and to increase the floor area but not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

CAL NO.: 437-02-Z

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 1440 N Astor 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 addition to the 3rd floor of an existing 4-story 3 dwelling unit building, with no south side yard instead of 2.6', and to increase the floor area by 170 sq. ft. but not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
JANUARY 17, 2003.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Michael Borowiak CAL NO.: 438-02-Z  
 APPEARANCE FOR: Michael Borowiak MAP NO.: B4-1  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 November 15, 2002  
 PREMISES AFFECTED: 6818 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-1 Restricted Service District, the construction of a proposed 1 and 2-story addition to an existing 1-story office building, with no transitional north yard and no and no transitional west yard instead of 20' each.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

**MINUTES OF MEETING**

February 18, 2004

Cal. Nos. 439-02-S and 440-02-Z

Thomas S. Moore, for Eugene McCarron, applicant, presented a written request for an extension of time in which to obtain the necessary permits to establish residential use (parking garage) below the 2<sup>nd</sup> floor in the construction of a proposed 7 story 48 dwelling unit building, in a B4-4 Restricted Service District, on premises at 5430 N. Sheridan Road, approved by the Zoning Board of Appeals on November 15, 2002, in Cal. No. 439-02-S and to reduce the front yard to 5' 2" instead of 15, the south side yard to 8" instead of 6', the north side yard to 10 " instead of 6', and the rear yard to 13' instead of 30', approved in Cal No. 440-02-Z\*

Mr. Moore stated that after the special use was approved by the Board, many months were spent discussing green roofs and other accommodations and improvements with the Plan Commission because the subject property falls within the Lake Michigan Protection District. After approval from the Plan Commission was obtained the applicant had to obtain new financing. New plans have now been completed, including adjustments for the green roof and other improvements agreed to with Planning.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary permits be extended to November 15, 2004. The motion prevailed by yeas and nays as follows:

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

Mr. Moore also presented a written request to amend the resolution granted by the Zoning Board of Appeals on November 15, 2002, in Cal. No. 440-02-Z to permit the erection of a proposed 7-story 48 dwelling unit building whose required front yard will be 5'2" instead of 15', whose south side yard (voluntary) will be 3' instead of 6', whose north side yard will be 10' instead of 6"; and whose rear yard will be 13' instead of 30',

Mr Moore stated that at the public hearing he orally asked to amend the south yard variation which had been from 6' to 3' to 6' 8". Unfortunately, the oral amendment (8 inches) got transferred over to the front yard in the written decision and is seeking the following amending of the NATURE OF REQUEST in the resolution:

"NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the construction of a proposed 7-story 48 dwelling unit building, whose front yard will be 5'2" instead of 15', whose south side yard will be 8" instead of 6', whose north side yard will be 10" instead of 6', and whose rear yard will be 13' instead of 30'."

Chairman Spingola moved that the request be granted and the resolution issued in Cal. No. 440-02-Z be amended as indicated above. The motion prevailed by yeas and nays as follows:

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

\*Note: The request to amend the resolution granted in Cal. No. 440-02-Z was received January 20, 2004. This later request is included with the above request for an extension of time which was received in November, 2003. The extension of time is necessary for both applications.

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

**APPLICANT:** Eugene McCarron **CAL NO.:** 439-02-S  
**APPEARANCE FOR:** Thomas S. Moore, Eugene McCarron **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** Rita Walter **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 5430 N. Sheridan Road  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use (parking garage) below the 2<sup>nd</sup> floor in the construction of a proposed 7-story 48 dwelling unit building, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

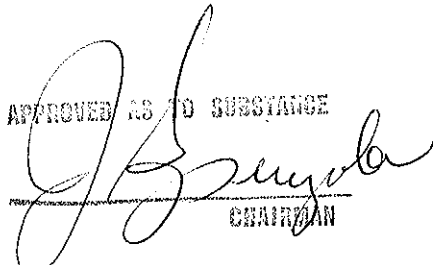
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-4 Restricted Service District; that the subject site is a 112.5' x 150' unimproved lot; that the applicant proposes to erect a 7-story 48 condominium dwelling unit building that the proposed residential use in the nature of accessory on-site parking for 65 automobiles at ground level and basement level is necessary for the public convenience at this location to provide resident and guest parking for the proposed 48 dwelling unit building; 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 7-story building with ground floor parking will be compatible with existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Eugene McCarron **CAL NO.:** 440-02-Z  
**APPEARANCE FOR:** Thomas S. Moore, Eugene McCarron **MAP NO.:** 13-G  
**APPEARANCES AGAINST:** Rita Walter **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 5430 N. Sheridan Road

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the construction of a proposed 7-story 48 dwelling unit building, whose front yard will be 8"\* instead of 6', whose north side yard will be 10" instead of 6', and whose rear yard will be 13' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals, approved, in Cal. No. 439-02-S, the establishment of residential use (parking garage) below the 2<sup>nd</sup> floor in the construction of a proposed 7-story 48 dwelling unit 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 variations requested are necessary to provide maximum parking on site; that the plight of the owner is due to unique circumstances in that the requested variations are the result of many community meetings; that the proposed 7-story 48 dwelling unit building will be compatible with existing residential improvements in the neighborhood and 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 hearing.



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

**APPLICANT:** Konstantinos Amiros **CAL NO.:** 441-02-Z  
**APPEARANCE FOR:** Thomas M. Pikarski, Konstantinos Amiros **MAP NO.:** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 5812 N. Kenmore Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the construction of a proposed 4-story 5 town home dwelling units with a 5th level penthouse, whose rear wall will be 6' instead of 10', and with an open stairs set back of 3' instead of 6'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50' x 150' unimproved lot; that the applicant proposes to erect a 4-story 5 unit townhouse complex with a 5<sup>th</sup> level penthouse, with a north yard adjacent to a rear wall of 6' instead of the required 10' and stairs in the north yard set back 3' instead of the required 6'; that plans presented indicate that the building facade facing N. Kenmore Avenue is a wall with a bay window; that pursuant to Section 7.13-8 of the zoning ordinance pertaining to townhouse facades facing public streets, such facades shall include elements of a front facade, i.e. doors and windows that prevent the appearance of blank walls on the street; that no entrances are provided on N. Kenmore Avenue; that the proposed use does not comply with the applicable provisions of the townhouse standards contained in the zoning ordinance; that no testimony was presented to indicate that the proposed residential development cannot comply with the applicable zoning requirements; that the applicant's hardship is self-created by the design of the proposed townhouse project; 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:** The South Chicago Pentecostal Church, MI\* **CAL NO.:** 442-02-S  
**APPEARANCE FOR:** Paul Fisher **MAP NO.:** 22-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 9240-56 S. Houston 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 52\* private passenger automobiles, in an R4 General Residence District, to fulfill the parking requirements for a church located at 9232 S. Houston Avenue.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

That the proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot;

\*Amended  
 (Additional conditions follow on page 32a.)  
 BAZ 16

**COPY**

**MINUTES OF MEETING**

November 15, 2002

Cal. No. 442-02-S

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

That lighting shall be provided; that striping and concrete wheel stops shall be provided;

That ingress and egress shall be from N. Houston Avenue and from the alley abutting the site to the west provided a waiver of the alley barrier is obtained from the City Council; that the N. Houston Avenue driveway shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** The South Chicago Pentecostal Church, MI\* **CAL NO.:** 443-02-Z  
**APPEARANCE FOR:** Paul Fisher **MAP NO.:** 22-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 9240-56 S. Houston Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the construction of an off-site accessory parking lot for the parking of 52 private passenger automobiles, with no front yard instead of 15'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals approved, in Cal. No. 442-02-S, the establishment of an off-site accessory parking lot for the parking of 52 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.

\*Amended

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

**APPLICANT:** Mirso Dragovic **CAL NO.:** 444-02-Z  
**APPEARANCE FOR:** Mirso Dragovic **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 2020 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 3rd floor dormer addition to an existing 2 dwelling unit building, whose south side yard will be 3' instead of 6.4', and to increase the existing floor area but not to exceed 15% (191.1 sq. ft.) of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following;; that the 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:** Israel Ramo **CAL NO.:** 445-02-A  
**APPEARANCE FOR:** Richard E. Zulkey, Israel Ramo **MAP NO.:** 5-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 1834 N. St. Louis  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

**COPY**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Israel Ramo, for Nelva Carana Vargas, owner, on September 10, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the construction of a proposed 1-story dormer addition to an existing 2 ½ story 2 dwelling unit building on the front of a lot additionally improved with a 1 ½ -story single family dwelling on the rear of the lot, in an R3 General Residence District.

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 19, 2002, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.5, 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 4,4325 sq. ft. lot improved with a 2 ½ story frame 2 dwelling unit building on the front of the lot which also is improved with a 1 ½ story single-family dwelling on the rear of the lot; that the appellant seeks to construct a 1-story dormer addition to the existing 2 ½ story 2 dwelling unit building on the front of the lot; that the two residential buildings are not connected to each other; that the subject building on the front of the lot has been seriously damaged by fire several times; that the two existing residential buildings constitutes a non-conforming use in this R3 General Residence District; that no evidence was presented indicating the amount of floor area that existed in the two buildings prior to fire damage; that the erection of a 1-story dormer addition to th existing 2 ½ story 2 dwelling unit building on the front of the lot constitutes an expansion of the existing non-conforming use of the subject property; that pursuant to Sections 5.5 and 6.4-2 of the zoning ordinance, the Zoning Board of Appeals has no authority to permit the construction of the aforesaid dormer addition; 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:** Israel Ramo **CAL NO.:** 446-02-Z  
**APPEARANCE FOR:** Richard E. Zulkey, Israel Ramo **MAP NO.:** 5-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 1834 N. St. Louis

**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 1-story dormer addition to an existing 2 ½ story 2 dwelling unit building at the front of the lot additionally improved with a 1 ½ story residential building at the rear of the lot, whose north side yard will be 1' instead of 7', whose south side yard will be 3'-9" instead of 7', and to increase the floor area by an amount not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

VARIATION DENIED.

**THE VOTE**

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

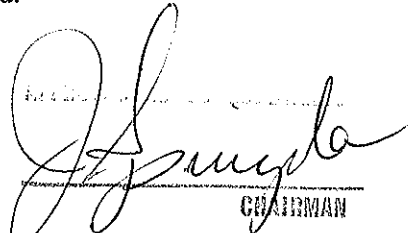
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; 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 finds the following: that on November 15, 2002, the Zoning Board of Appeals denied, in Cal No, 445-02-A, the applicant's appeal to permit the construction of a proposed 1-story dormer addition to an existing 2 ½ story 2 dwelling unit building located on the front of a lot additionally improved with a 1 ½ -story residential building at the rear of the lot, at the subject site, finding in part that the proposed dormer addition constitutes an expansion of an existing non-conforming use, that the denial by the Zoning Board of Appeals of the applicant's appeal application negates the need for the yard and floor area variations request4ed in the instant application; it is therefore

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

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** 2244 N. Wayne LLC **CAL NO.:** 447-02-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 2244 N. Wayne Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a proposed 2 ½-story masonry single family dwelling, whose front yard will be 9' instead of 14'-9", and with no north side and south side yards instead of 2.4' each.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

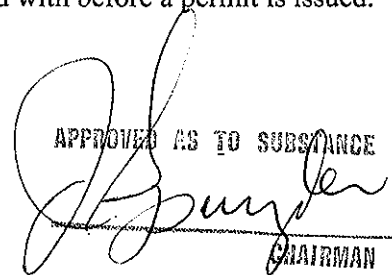
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN



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

**APPLICANT:** Restoration of the Primitive Christian Church      **CAL NO.:** 448-02-S  
 The Light of the World  
**APPEARANCE FOR:** Elizabeth Hernandez      **MAP NO.:** 6-K  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 2626-28 S. Keeler 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 off site parking lot for the parking of 28 private passenger automobiles, in a R3 General Residence District, to serve a church located at 2614 S. Keeler.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

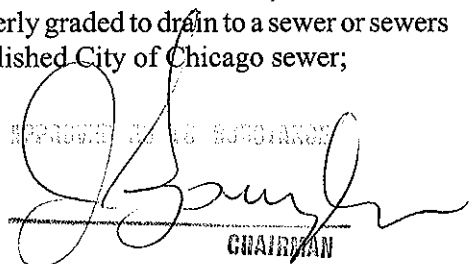
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

That the proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 38a.)

  
 APPROVED AND FORWARDED:  
 CHAIRMAN

**MINUTES OF MEETING**

November 15, 2002

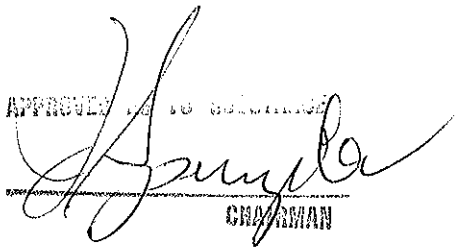
Cal. No. 448-02-S

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

That lighting shall be provided which is directed away from abutting residential properties; that striping and concrete wheel stops shall be provided;

That ingress and egress shall be from S. Keeler Avenue and from the alley abutting the site to the west provided a waiver the alley barrier requirement is obtained from the City Council; that the S. Keeler Avenue driveway shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPROVED AND FORWARDED  
  
CHAIRMAN

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

**APPLICANT:** Restoration of the Primitive Christian Church      **CAL NO.:** 449-02-Z  
 The Light of the World  
**APPEARANCE FOR:** Elizabeth Hernandez      **MAP NO.:** 6-K  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 2626 S. Keeler Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off site accessory parking lot for the parking of 28 private passenger automobiles, whose front yard will be 7' instead of 20', to serve a church located at 2614 S. Keeler Avenue.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

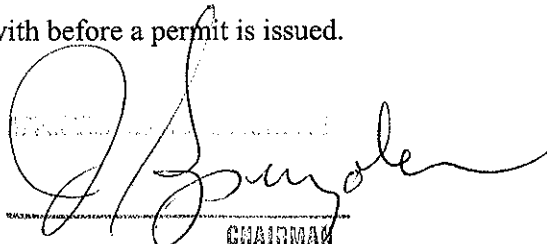
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals, approved, in Cal. No. 448-02-S, the establishment of an off-site accessory parking lot for the parking of 28 private passenger automobiles at the subject site to serve the applicant church located at 2614 S. Keeler Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: Tim Trezzo

CAL NO.: 450-02-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 4212 W. 24th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot into separate two zoning lots in order to construct a proposed 2-story single family dwelling, with no west side yard instead of 5'.

ACTION OF BOARD--

CASE CONTINUED TO  
DECEMBER 13, 2002.

**COPY**

THE VOTE

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

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

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

**APPLICANT:** Donna P. Solomon **CAL NO.:** 451-02-S  
**APPEARANCE FOR:** Thomas S. Moore, Donna P. Solomon **MAP NO.:** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 1618 W. Diversey Parkway  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing animal clinic (2,800 sq. ft.) within an existing 2 ½-story building, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

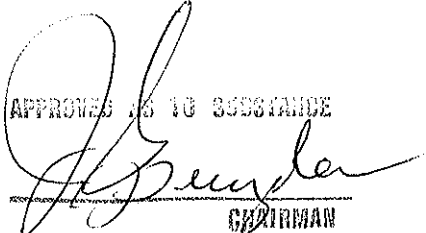
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

APPROVED AS TO ACCURACY  
  
 CHAIRMAN

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

**APPLICANT:** Donna P. Solomon **CAL NO.:** 452-02-Z

**APPEARANCE FOR:** Thomas S. Moore, Donna P. Solomon **MAP NO.:** 7-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 1618 W. Diversey Parkway

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the construction of a proposed 2,800 sq. ft. addition to a 2 ½-story building, whose west side yard will be 4' instead of 20', whose rear yard set back will be 23' instead of 30', and whose front yard will be 7.5' instead of 20'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

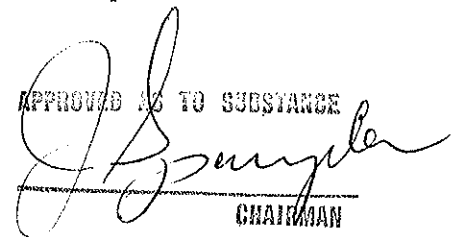
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals approved, in Cal. No. 451-02-S, the expansion of an existing animal clinic (2,800 sq. ft.) within the existing 2 ½ story building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

  
 APPROVED AS TO SUBSTANCE  
 CHAIRMAN

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

**APPLICANT:** Donna P. Solomon **CAL NO.:** 452-02-Z  
**APPEARANCE FOR:** Thomas S. Moore, Donna P. Solomon **MAP NO.:** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 1618 W. Diversey Parkway  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the construction of a proposed 2,800 sq. ft. addition to a 2 ½-story building, whose west side yard will be 4' instead of 20', whose rear yard set back will be 23' instead of 30', and whose front yard will be 7.5' instead of 20'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 29, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals approved, in Cal. No. 451-02-S, the expansion of an existing animal clinic (2,800 sq. ft.) within the existing 2 ½ story building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Bridgeport U.S.A. Corporation

**CAL NO.:** 453-02-Z

**APPEARANCE FOR:**

**MAP NO.:** 8-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 3322 S. Morgan Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a public place of amusement within 125 feet of a residential district.

**ACTION OF BOARD--**

CASE CONTINUED TO  
JANUARY 17, 2003.

**THE VOTE**

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

APPIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: Edgewater Community Council

CAL NO.: 454-02-S

APPEARANCE FOR: Barbara Stanley

MAP NO.: 15-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 6044 N. Broadway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a community center in a 2-story brick store and apartment building, in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

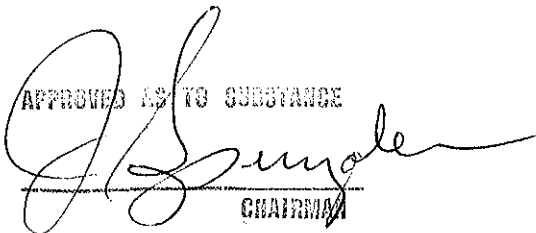
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Public Building Commission of Chicago **CAL NO.:** 455-02-S  
**APPEARANCE FOR:** Lenny D. Asaro **MAP NO.:** 6-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 2232-36 S. Lawndale Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, to serve a school located at 2221 S. Lawndale Avenue.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

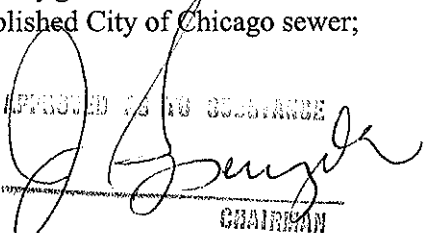
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

That the proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 45a.)

  
 APPROVED AS TO OCCURRENCE  
 CHAIRMAN

**MINUTES OF MEETING**

November 15, 2002

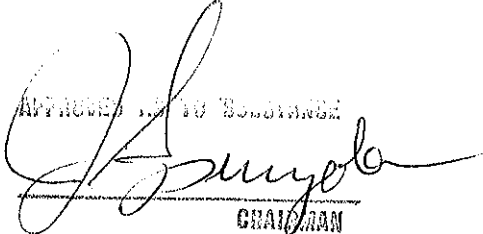
Cal. No. 455-02-S

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

That lighting shall be provided; that striping and concrete wheel stops shall be provided;

That ingress and egress shall be from S. Lawndale Avenue; that the driveway shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Joseph Ricchio

CAL NO.: 456-02-Z

APPEARANCE FOR: Richard Kruse

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 15, 2002

PREMISES AFFECTED: 1258 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-3 General Commercial District, the establishment of a proposed 4-story 3 dwelling unit with a commercial unit on the 1st floor, whose rear yard will be 21'-9" instead of 30'.

ACTION OF BOARD--

**COPY**

CASE CONTINUED TO  
JANUARY 17, 2002.

THE VOTE

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

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

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

**APPLICANT:** Scott Schiller **CAL NO.:** 457-02-S  
**APPEARANCE FOR:** James J. Banks, Scott Schiller **MAP NO.:** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 1301-17 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 2<sup>nd</sup> floor in the construction of a proposed 9 dwelling unit building, in a B1-2 Local Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**COPY**

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 29, 2002; and

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

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

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

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

**APPLICANT:** New Bethlehem No. 4 M.B. Church **CAL NO.:** 240-02-S  
**APPEARANCE FOR:** Rubin Burton **MAP NO.:** 22-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 8922-24 S. Cottage Grove Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, to serve an existing church located at 8850 S. Cottage Grove

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 19, 2002; and

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

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

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

That the proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

**MINUTES OF MEETING**

November 15, 2002

Cal. No. 240-02-S

That the lot shall be enclosed, except the driveway, with ornamental iron fencing;

That lighting shall be provided; that striping and concrete wheel stops shall be provided;

That the applicant shall comply with all applicable provisions of the Chicago Landscape Ordinance;

That ingress and egress shall be from S. Cottage Grove Avenue; that the driveway shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

**APPLICANT:** Attila Demeter  
**APPEARANCE FOR:** Attila Demeter  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED:** 3913 N. Ashland Avenue

X  
**CAL NO.:** 294-02-S  
**MAP NO.:** 9-G  
**MINUTES OF MEETING:**  
 November 15, 2002

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 3 dwelling unit townhouse addition to an existing 3-story 2 dwelling unit building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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


**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 16, 2002; and

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

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

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

  
 \_\_\_\_\_  
 CHAIRMAN



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

**APPLICANT:** Chuck Markopoulos X **CAL NO.:** 324-02-S  
**APPEARANCE FOR:** James J. Banks, Chuck Markopoulos **MAP NO.:** 5-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 6528-34 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 Krispy Kreme restaurant/bakery, in an M1-1 Restricted Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

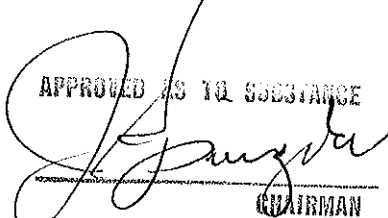
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 16, 2002; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan prepared by Elias G. Pappageorge Architects, dated August 12, 2002, and elevation drawings prepared by Fox Architects, dated August 15, 2002; that the final landscape plan shall be approved by the Department of Planning and Development.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Attila Demeter **CAL NO.:** 325-02-Z  
**APPEARANCE FOR:** Attila Demeter **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 15, 2002  
**PREMISES AFFECTED:** 3913 N. Ashland Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 3 unit town home addition to an existing 3-story 2 dwelling unit building, whose rear yard will be 12'-6" instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED,

**THE VOTE**

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

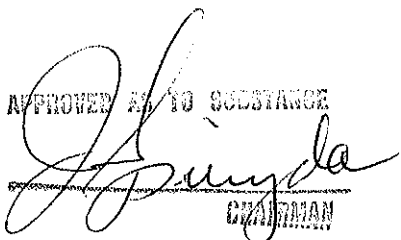
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 16, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 15, 2002, the Zoning Board of Appeals, approved, in Cal. No. 294-02-S, the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 4-story 3 dwelling unit townhouse addition to a 3-story 2 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Rayan Brothers Enterprises, Inc.

**CAL NO.:** 332-02-S

**APPEARANCE FOR:**

**MAP NO.:** 11-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 4540 N. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 2-story bank building, in a C2-2 General Commercial District.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

**THE VOTE**

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

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

**APPLICANT:** Firm Foundation Development L.L.C.      ✓ **CAL NO.:** 336-02-Z  
**APPEARANCE FOR:** James J. Banks      **MAP NO.:** 7-H  
**APPEARANCES AGAINST:** None      **MINUTES OF MEETING:**  
 November 15, 2002  
**PREMISES AFFECTED:** 1853 W. Nelson Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, construction of a proposed 3-story single family dwelling, whose front yard will be 12'-11" instead of 20', whose east side yard shall be 3'-8" instead of 5.2'\* and with no west side yard shall instead of 5.2'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

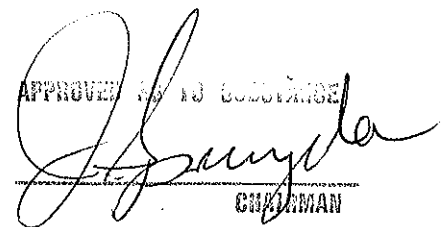
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 20, 2002; and

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

  
 APPROVED BY TO BE FORWARDED  
 CHAIRMAN

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

**APPLICANT:** Zion Healing Temple

✓ **CAL NO.:** 338-02-S

**APPEARANCE FOR:** Lawrence E. Kennon

**MAP NO.:** 28-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 433-37 E. 111th 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 350 seat church in an existing 1-story brick building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MARCH 21, 2003.

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	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.:** 339-02-S

**APPEARANCE FOR:** Lawrence E. Kennon

**MAP NO.:** 26-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 11023-32 S. Vernon 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 required parking lot for the parking of private passenger automobiles, in an R4 General Residence District, to serve a church located at 433-37 E. 111th Street.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MARCH 21, 2003.

**THE VOTE**

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

**FZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** 401 N. Trumbull L.L.C.

**CAL NO.:** 346-02-A

**APPEARANCE FOR:**

**MAP NO.:** 1-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 402-06 N.Trumbull Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 17, 2003.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Primary Staffing, Inc.

**CAL NO.:** 348-02-S

**APPEARANCE FOR:**

**MAP NO.:** 10-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 15, 2002

**PREMISES AFFECTED:** 4353 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



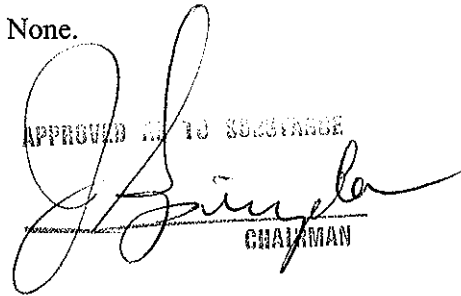
**MINUTES OF MEETING**  
November 15, 2002  
Cal. No. 317-01-z

James J. Banks, for Mark Fisher, applicant/owner, presented a written request for an extension of time in which to secure the necessary permits for the erection of a 6-story 25 dwelling unit and retail building, whose rear yard will be 15' instead of 30', on premises at 1617 W. Grand Avenue, approved by the Zoning Board of Appeals on October 19, 2001, in Cal. No. 317-02-Z.

Mr. Banks stated that the applicant/owner is currently finalizing his plans for construction and securing financing for the project.

Chairman Spingola moved that the request be granted and the time for finalizing construction plans, securing financing and obtaining the necessary permits for the aforesaid residential and retail development be extended to October 19, 2003. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

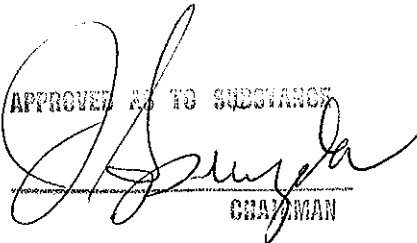
**MINUTES OF MEETING**  
November 15, 2002  
Cal. No. 398-01-Z

James J. Banks, for Gus Antoniou, applicant/owner, presented a written request for the extension of time in which to finalize plans for construction, secure financing and obtain the necessary building permits for the erection of a 5-story addition to an existing 2-story building, which will contain 20 dwelling units and 22 parking spaces, with no front yard instead of 15', and with a waiver of the one required 10' x 25' loading berth, on premises at 5640 S. Blackston Avenue, approved by the Zoning Board of Appeals on October 19, 2001, in Cal. No. 398-01-Z.

Mr. Banks stated that the applicant is currently finalizing his plans for construction and securing his financing for the residential project.

Chairman Spingola moved that the request be granted and the time for finalizing construction plans, securing financing and obtaining necessary building permits be extended to October 19, 2003. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**MINUTES OF MEETING**

November 15, 2002

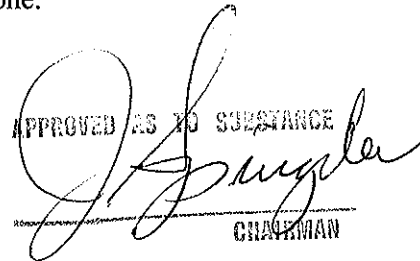
Cal. No. 427-02 S

Sara A. McNear, for Chicago Northwest Spanish Congregation of Jehovah's Witnesses, applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the establishment of a public place of worship with a capacity of 162 seats in an existing 1-story building, in a B4-3 Restricted Service District, on premises at 1617019 N. Kedzie Avenue, approved by the Zoning Board of Appeals on November 16, 2001, in Cal. No 427-01-S.

Ms. McNear stated that the Congregation has applied for a building permit for improvements to the property and is awaiting approval, but has not been able to perform the improvements and commence the use until said permit issues.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to November 16, 2003. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**MINUTES OF MEETING**  
November 15, 2002  
Cal. No. 433-01-S

Saandra Foster, applicant, presented a written request to amend the resolution approved, with certain conditions, by the Zoning Board of Appeals on November 16, 2001 for the establishment of a tavern/lounge in a 2-story brick commercial building, in a B4-1 Restricted Service District, on premises at 606 E. 75<sup>th</sup> Street.


Ms. Foster is requesting a modification in the hours of operation of the tavern and security requirements imposed by the Board. The hours of operation as conditioned by the Board were limited to the hours between 4 P.M. and Midnight, Monday through Friday and from 4 P.M. to 2 A.M., Saturday and Sunday and that security personnel shall be employed at the site during all hours of operation. Ms. Foster requests that the hours of operation be amended to allow her business to remain open to 2 A.M. Thursday through Sunday and to provide security from 7 P.M. until closing, Thursday through Sunday only. The reasons for the requested amendments is that the change in the hours would increase her potential for success and that security is not been necessary for all hours of operation.

Chairman Spingola moved that the resolution in Cal. No. 433-01-S granted by the Zoning Board of Appeals on November 16, 2001 be amended as follows:

“That the hours of operation of the proposed tavern/lounge shall be limited to the hours between 4 P.M. and 12 Midnight, Sunday through Thursday and from 4 P.M. to 2 A.M., Friday and Saturday; and that security personnel shall be employed at the site from 7 P.M. until 12 Midnight, Sunday through Thursday and from 7 P.M. until 2 A.M. Friday and Saturday.”

The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

**MINUTES OF MEETING**

November 15, 2001

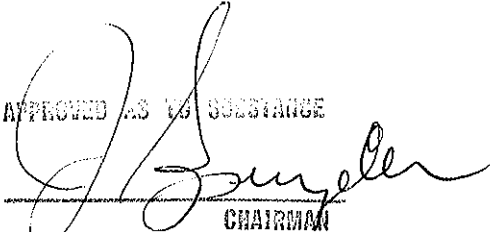
Cal. No. 375-01-Z

Thomas P. Ambry, applicant, presented a written request for an extension of time in which to complete the building permit process for the erection of a 2-story addition to an existing 2-story single-family dwelling whose 1<sup>st</sup> floor will contain parking, with no side yards instead of 6.2' each, with no rear yard instead of 30', and with a 15% increase in the amount of floor area which existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1840 W. Wabansia Avenue, approved by the Zoning Board of Appeals, on November 16, 2001 in Cal. No. 375-01-Z.

Mr. Ambry stated that due to a typographical error in the resolution issued by the Board, he was not able to start the building permit process until March 13, 2002. Mr. Ambry stated that he has a signed contract with a contractor and that his plans are currently in the building permit process but is concerned that he will not have his building permit prior to the expiration of the special use validity period.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary building permit be extended to November 16, 2003. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN