

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

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

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held in the City Council Chamber, 2<sup>nd</sup> Floor, City Hall,  
121 N. LaSalle Street. on Friday, February 20, 2004.

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

Joseph J. Spingola  
Chairman  
Brian L. Crowe  
Donald Hubert  
Demetri Konstantelos  
Gigi Mc-Cabe-Miele

**MINUTES OF MEETING**

February 20, 2004

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on January 16, 2004 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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The Board thereupon held its regular meeting.

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

**APPLICANT:** Robert L. Matthews **CAL NO.:** 40-04-S  
**APPEARANCE FOR:** Robert L. Matthews **MAP NO.:** 1-L  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 5217-19 W. Lake Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry, in a C1-1 Restricted Commercial District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 21, 2004.

**THE VOTE**

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

COPY

2004 MAR 15 P 4: 07  
BOARD OF APPEALS  
R-806 CITY HALL

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

**APPLICANT:** Keith Underwood **CAL NO.:** 41-04-S  
**APPEARANCE FOR:** James J. Banks, Keith Underwood **MAP NO.:** 2-G  
**APPEARANCES AGAINST:** Christopher Provenzano et al. **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 1150 W. Taylor Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing\* parlor in a 2-story brick store and apartment building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

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**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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 B4-2 Restricted Service District; that the subject site is improved with a 2-story brick building containing a store premises on the 1<sup>st</sup> floor and a dwelling unit on the 2<sup>nd</sup> floor which the applicant occupies; that the applicant seeks to establish a tattoo and body piercing parlor in the first floor store premises; that the proposed business operation will have three separate tattoo stations and separate rooms for body piercing, sterilization equipment, and employee use; that the applicant anticipates approximately 6 tattoo customers weekly and 5 body piercing customers during Monday through Friday and 10 customers on the weekends; that testimony presented indicates that the applicant has resided in the neighborhood for many years and has a good reputation in the community; that the proposed use is necessary for the public convenience at this location to provide a service to community residents and his existing customers; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use in that the applicant holds certificates in adult CPR, and American Red Cross first aid; that the applicant also holds a patent in tattoo technology that the minimum age for customers seeking tattoos is 21 and 18 for body piercing; that the applicant testified that he will not, under any circumstances, do gang identification tattoos or body piercing; that the hours of operation fo the proposed use will be limited to the hours between 12 Noon and 10 P.M., Monday through Saturday and from 12 Noon to 6 P.M., Sunday; that there will be no neon or obtrusive signage advertising the proposed use at the subject site; that the testimony presented indicates that similar establishments in other locations have not had a negative effect on the value of other properties, and that the proposed use, to be operated under the conditions stated above, will be compatible with existing business improvements in the neighborhood and will not cause substantial injury to the value of other property in the area in which it is to be located; it is therefore

\*Amended at the public hearing.  
Continued on page 4a of minutes.

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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

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MINUTES OF MEETING

February 20, 2004

Cal. No. 41-04-S

COPY

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 no person under the age of 21 shall be permitted to obtain tattoos and that no person under the age of 18 shall be permitted to obtain body piercing; that no gang identification tattoos or piercing shall be performed; that the hours of operation shall be limited to the hours between 12 Noon and 10 P.M. Monday through Saturday and 12 Noon to 6 P.M. Sunday; that all health and safety regulations governing the operation of tattoo and body piercing establishments shall be complied with; and

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

DISSENT

I respectfully dissent from the decision of my fellow board members in this case. As I heard the testimony of the various witnesses the applicant established that he purchased the building at 1150 West Taylor Street and that he is an accomplished tattoo artist. He testified he currently works in Libertyville but would like to work where he lives. He also claims it would be more convenient for persons living or working on the south side of Chicago to come to his proposed location rather than having to go to tattoo parlors on the north side of Chicago. A number of supporters testified to his character and his sincerity. However, I do not find evidence which established the standards with which to grant him a variation in the nature of a special use.

Several persons appeared in opposition. The evidence presented by them are mostly expressions they do not want a tattoo parlor in their neighborhood. The most that can be said of the testimony of the objectors is that the presence of a tattoo parlor causes them some angst and consternation. Alderman Solis testified he supported the application for special use by weighing comments of various citizens both for and against the applicant and his use. However, the Alderman indicated that he had formulated no opinion himself. For the Board to grant any special use there must be evidence, which establishes the standards contained in Section 11.10 of the Chicago Zoning Ordinance (CZO).

The first standard is that the use is necessary for the public convenience at that location. I find no testimony that his use serves the public in any way but is merely convenient for the applicant. Public convenience has been interpreted as meaning a use which is expedient or reasonably convenient to the public welfare. Foster and Kleiser vs. Zoning Board of Appeals of City of Chicago (1976), 38 Ill App 3d50, 347 NE 2d 493. I heard no evidence that the public interest is in any way served by this proposed tattoo parlor. As the use in Foster and Kleiser, the only evidence presented is the applicants' commercial interest. This is highlighted in the majority's resolution, which is devoid of any findings of fact, or conclusions of law, which would lead to the conclusion this use is necessary for public convenience. The majority infers public convenience where it states applicant is to provide a service to community residents and his existing customers. This is totally a private commercial venture. Providing a service to customers in no way benefits the public at large or the neighborhood in which it's located. I feel, as the court did in Foster and Kleiser, that the evidence presented by the applicant indicates only that this location is expedient for his own commercial advantage. Such evidence does not constitute proof the use is necessary for the public convenience. See also Scandron vs. Zoning Board of Appeals of the City of Chicago (1994), 264 Ill App 3d 946, 637 NE 2d 710 (the applicant must demonstrate that the community will derive at least some benefit from the proposed use).

\*Amended at the public hearing.  
Continued on page 4b of minutes.

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

ZONING  
BOARD OF APPEALS  
R-806 CITY HALL

2004 MAR 15 P 4: 07

MINUTES OF MEETING

February 20, 2004

Cal. No. 41-04-S

The second element the applicant is required to prove is the use is designed, located and proposed to be operated so that the public health, safety and welfare will be protected. In other such cases, we are generally provided with testimony how tattoo needles are sanitized, used, and disposed. There is no such testimony in this case. Apparently, the majority of the Board infers those facts from the fact the applicant holds a certificate in CPR and American Red Cross First Aid. While such credentials are admirable, I heard no testimony of the manner in which the applicant will conduct his business. To infer that evidence from his credentials is an interpretation to which I cannot agree reaches the level of proof.

For the reasons set forth above, I do not believe that applicant established his use is necessary for the public convenience at this location or that the applicant established that the use would be operated in such a way to protect the public health, safety and welfare. Therefore, I vote to deny the application herein.

Joseph J. Spingola, Chairman

COPY

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

**APPLICANT:** Temps PDQ Inc. **CAL NO.:** 43-04-S  
**APPEARANCE FOR:** Robert Perrone **MAP NO.:** 6-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 4333 W. 26th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency, in a 2-story brick store and residential building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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.

**COPY**  
 BOARD OF APPEALS  
 ROOM 806 CITY HALL  
 FEBRUARY 20 2004

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

**APPLICANT:** Catholic Bishop of Chicago **CAL NO.:** 44-04-S  
**APPEARANCE FOR:** Thomas S. Moore, Rev. Kenneth Brigham **MAP NO.:** 1-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 4300 W. Washington Boulevard  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a community center in an existing 2-story brick building, in an R4 General Residence District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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.

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 ZONING BOARD OF APPEALS  
 2-306 CITY HALL



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

APPLICANT: Gethsemane Romanian Church

CAL NO.: 45-04-S

APPEARANCE FOR: James J.Banks

MAP NO.: 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2004

PREMISES AFFECTED: 3838 N. Elston 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 128 seat church in a 2-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO  
MAY 21, 2004

THE VOTE

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

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BOARD OF APPEALS  
R-806 CITY HALL  
2004 MAR 15 2 19 07

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

APPLICANT: Gethsemane Romanian Church CAL NO.: 46-04-S

PEARANCE FOR: James J. Banks MAP NO.: 9-J

APPEARANCES AGAINST: MINUTES OF MEETING:  
February 20, 2004

PREMISES AFFECTED: 3813 N. St. Louis Avenue/3826 N. Elston 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 B4-1 Restricted Service District, to serve a church to be located at 3838 N. Elston Avenue.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 21, 2004.

**THE VOTE**

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

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ZONING  
BOARD OF APPEALS  
R-805 CITY HALL  
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**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Jim and Mariann Ronzio **CAL NO.:** 47-04-S

**APPEARANCE FOR:** James J. Banks, Jim Ronzio **MAP NO.:** 8-F

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 3100 S. Wells Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 4-story 3 dwelling unit building, in a B1-3 Local Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; and

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

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

That the building shall be finished on all sides with face brick, consistent with the drawings dated February 20, 2004, as prepared by Vari Architects; and

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

**COPY**

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BOARD OF APPEALS  
R-806 CITY HALL

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

**APPLICANT:** Jim and Mariann Ronzio **CAL NO.:** 48-04-Z  
**APPEARANCE FOR:** James J. Banks, Jim Ronzio **MAP NO.:** 8-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 3100 S. Wells Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Local Retail District, the erection of a proposed 4-story 3 dwelling unit building, whose front yard will be 5' instead of 8.96', whose south side yard will be 1'-3" for a distance of 35'-4" from front property line and then zero instead of the required 2'-6" transitional yard and the 20' x 15' transitional yard at the front of the lot, and with no rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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 February 20, 2004, the Zoning Board of Appeals approved, in Cal. No. 47-04-S, the establishment of residential use below the 2<sup>nd</sup> floor in the erection of a proposed 4-story 3-dwelling unit building at he 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.

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 ZONING BOARD OF APPEALS  
 R-805 CITY HALL

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

**APPLICANT:** Elite Labor Services, Ltd.  
**APPEARANCE FOR:** Gregory Dose, Harvey Cole  
**APPEARANCES AGAINST:** Christine Crandall, et al.  
**PREMISES AFFECTED:** 3215 W. Armitage Avenue

**CAL NO.:** 49-04-S  
**MAP NO.:** 5-J

**MINUTES OF MEETING:**  
 February 20, 2004

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

BOARD OF APPEALS  
 R-806 CITY HALL  
 15 MAR 15 2004

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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 day laborer agency will be located on the ground floor of a 4-story newly constructed building; the applicant intends on moving his current day laborer agency from a mile south at North Avenue; he has operated that agency for several years without apparent difficulties; 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.

COPY

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

**APPLICANT:** National City Bank of MI/IL **CAL NO.:** 50-04-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 7-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 1650 W. Fullerton Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed bank, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; and

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and design represented on the site plan and elevation drawings dated December 16, 2003 as prepared by Pappageorge/Haymes; that the final landscape plan shall be approved by the Department of Planning and Development; and

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

2004 MAR 15 10 40 AM

ZONING BOARD OF APPEALS  
 8-806 CITY HALL

COPY

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

**APPLICANT:** Christopher & Jodine Williams **CAL NO.:** 51-04-Z  
**APPEARANCE FOR:** Christopher & Jodine Williams **MAP NO.:** 7-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 2711 N. Richmond Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a proposed 3rd floor addition to an existing single family residence, whose front yard will be 7.05' instead of 20', and whose north side will be .51' instead of 2'-6".

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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.

2004 MAR 15 10 48 AM

ZONING BOARD OF APPEALS  
 R-806 CITY HALL

COPY

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

**APPLICANT:** Chambers Construction, Inc. **CAL NO.:** 52-04-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 454 N. Aberdeen Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the erection of a proposed 4-story 8 dwelling unit building, whose front yard will be 9'-6" instead of 13.2'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals on February 20, 2004, after due notice thereof as provided under Section 11.7 on January 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and fully advised in the premises, hereby finds the following: that the property permitted to be used only under the conditions allowed by the regulations in effect at the time of the owner is due to unique circumstances; that the variations, if granted, would be in the public interest; and it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it by the City of Chicago, hereby grants the variation in the application of the district regulations of the zoning ordinance to the applicant, subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with.

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ZONING BOARD OF APPEALS  
 8-806 CITY HALL

COPY



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

**APPLICANT:** MCM Properties, Inc. **CAL NO.:** 53-04-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** Linda O'Connell **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 2235 N. Lister Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 8 dwelling unit building, whose front yard will be 4'-6" instead of 14.89', whose north and south side yards will be 1' each instead of 5' each, and with a waiver of the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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 an unimproved 50' x 124.10' lot; that the applicant proposes to erect a 4-story 8 condominium dwelling unit building with on-site parking at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to accommodate front bay windows and side chimney; that the proposed 8 dwelling unit building will be developed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; that the plight of the owner is due to unique circumstances in that the subject property was purchased under a Restrictive Covenant which limits the number of dwelling units at the site and that the variations requested are necessary to construct the subject building as designed and consistent with the front yard setbacks of other improvements in the block; that the variations, if granted, will not alter the essential character of the locality in that the proposed building will be compatible with existing mixed residential and business improvements in the area; 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.

CITY OF CHICAGO  
 ZONING BOARD OF APPEALS  
 CITY HALL  
 ROOM 806  
 FEBRUARY 20, 2004  
**COPY**

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

**APPLICANT:** MCM Properties, Inc.

**CAL NO.:** 54-04-Z

**PEARANCE FOR:** James J. Banks

**MAP NO.:** 5-H

**APPEARANCES AGAINST:** Linda O'Connell

**MINUTES OF MEETING:**  
February 20, 2004

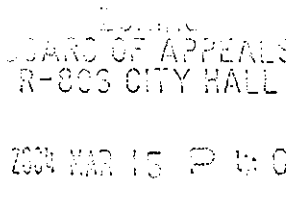
**PREMISES AFFECTED:** 2239 N. Lister Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 8 dwelling unit building, whose front yard will be 4'-6" instead of 15', whose north and south side yards will be 1' each instead of 5' each, and with a wavier of the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.


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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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 an unimproved 50.06' x 124.09' lot; that the applicant proposes to erect a 4-story 8 dwelling unit building with on-site parking at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to accommodate front bay windows and side chimney; that the proposed 8 dwelling unit building will be developed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; that the plight of the owner is due to unique circumstances in that the subject property was purchased under a Restrictive Covenant which limits the number of dwelling units at the site and that the variations requested are necessary to construct the subject building as designed and consistent with the front yard setbacks of other improvements in the block; that the variations, if granted, will not alter the essential character of the locality in that the proposed building will be compatible with existing mixed residential and business improvements in the area; 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

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

**APPLICANT:** MCM Properties, Inc. **CAL NO.:** 55-04-Z  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** Linda O'Connell **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 2243 N. Lister Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a proposed 4-story 8 dwelling unit building, whose front yard will be 4'-6" instead of 15', whose north and south side yards will be 1' each instead of 5' each, and with a waiver of the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

VARIATIONS GRANTED.

BOARD OF APPEALS  
 R-806 CITY HALL  
 103 MAR 15 P 10 09

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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 40.90' x 127.84' lot improved with a 1-story brick building; that the applicant proposes to erect a 4-story 8 condominium dwelling unit building with on-site parking at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to accommodate front bay windows and side chimney; that the proposed 8 dwelling unit building will be developed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; that the plight of the owner is due to unique circumstances in that the subject property was purchased under a Restrictive Covenant which limits the number of dwelling units at the site and that the variations requested are necessary to construct the subject building as designed and consistent with the front yard setbacks of other improvements in the block; that the variations, if granted, will not alter the essential character of the locality in that the proposed building will be compatible with existing mixed residential and business improvements in the area; 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

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

**APPLICANT:** 4537 S. Drexel, Inc. **CAL NO.:** 56-04-S  
**APPEARANCE FOR:** Dennis Aukstik **MAP NO.:** 10-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 4536 S. Ellis 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 15 private passenger automobiles, in an R4 General Residence District, to serve a part of the requirement for a 58 dwelling unit building located at 4537 S. Drexel Boulevard.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; and

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

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

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

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

2004 FEB 25 11 00 AM  
**COPY**

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

**APPLICANT:** James R. Jeffries

**CAL NO.:** 57-04-A

**APPEARANCE FOR:** James R. Jeffries

**MAP NO.:** 20-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 8214 S. Ashland Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a beauty salon in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

**THE VOTE**

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

FEB 21 10 51 AM '04  
 OFFICE OF APPEALS  
 9-000 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		X
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the beauty salon will be located in a 1-story commercial building; the Alderman of the ward has expressed his support; the Zoning Administrator is instructed to issue a business license for a beauty salon at this location; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a B2-1 Restricted Retail District.

COPY

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

**APPLICANT:** Rafer W. Caudill **CAL NO.:** 58-04-A  
**APPEARANCE FOR:** Thomas Murphy, Rafer W. Caudill **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 1400 N. Hoyne Avenue/2112 W. Schiller Street

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming rear building by adding a 2 car garage to an existing residential building plus a rear 3-story addition to the existing front single family residence in an R4 General Residence District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

**THE VOTE**

BOARD OF APPEALS  
 R-905 CITY HALL

FEB 20 15 2004

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the property contains two buildings, two dwelling units in the rear building and a single family residence in the front building, on a single zoning lot; the applicant will remove habitable space from the rear building and add a 2 car garage to this building; the applicant will add a 3-story addition to the Single Family Residence; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of a non-conforming rear building by adding a 2 car garage to an existing residential building plus a rear 3-story addition to the existing front single family residence in an R4 General Residence District.

COPY

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

APPLICANT: Kerry Kross

CAL NO.: 59-04-A

APPEARANCE FOR: None

MAP NO.: 24-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2004

PREMISES AFFECTED: 1818-24 W. 103rd Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR  
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

COPY

RECORDS SECTION  
CITY OF CHICAGO  
CITY HALL  
FEB 22 2004

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

**APPLICANT:** Lawrence Hough

**CAL NO.:** 60-04-A

**APPEARANCE FOR:** James J. Banks

**MAP NO.:** 11-M

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 4579 N. Mulligan Avenue

**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the construction of a single family residence on a 3,750 sq. ft. lot instead of the required 5,000 sq. ft. in an R2 Single Family Residence District.

**ACTION OF BOARD--**

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED.

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, the decision of the Office of the Zoning Administrator rendered 2000, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section ."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: the lot contains 3,750 sq. ft. and once had a single family home which was demolished; this is a lot of record; and the Zoning Administrator is authorized to allow a single family residence in an R2 Single Family Residence District; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to allow the construction of a single family residence on a 3,750 sq. ft. lot instead of the required 5,000 sq. ft. in an R2 Single Family Residence District.

**COPY**



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

APPLICANT: G. Bogar Gallegos

CAL NO.: 61-04-A

APPEARANCE FOR: None

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2004

PREMISES AFFECTED: 3060 N. Elston Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FORR  
WANT OF PROSECUTION.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

2004 FEB 15 12 15 PM  
ZONING BOARD OF APPEALS  
R-806 CITY HALL

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

APPLICANT: Michael and Bridget Byrne

CAL NO.: 62-04-S

APPEARANCE FOR: None

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:  
February 20, 2004

PREMISES AFFECTED: 3215 W. Montrose 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 B4-1 Restricted Service District, to serve a location at 3214 W. Montrose Avenue.

**ACTION OF BOARD--**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

COPY

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

Zoning Board of Appeals  
 R-806 CITY HALL  
 2004 MAR 15 P 11:09

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

**APPLICANT:** Alfonso Silva **CAL NO.:** 63-04-S  
**APPEARANCE FOR:** Thomas S. Moore, Alfonso Silva **MAP NO.:** 4-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 2110-16 W. Cermak Road  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automobile laundry in a 1-story commercial building, in a C2-2 General Commercial District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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 queuing, washing and handling of automobiles shall occur within the existing building; and

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

COPY

2004 MAR 15 P 10:00  
 BOARD OF APPEALS  
 8-806 CITY HALL

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

**APPLICANT:** Spring Mill Investments, L.L.C. **CAL NO.:** 64-04-S  
**APPEARANCE FOR:** Bernard I. Citron **MAP NO.:** 9-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 3223-33 N. Springfield 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 70 private passenger automobiles, in a C1-2 Restricted Commercial District, to serve an existing Osco Drug Store located at 3235 N. Springfield Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; and

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

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

That the applicant shall immediately initiate a request for a Public Way Use Permit and begin the alley vacation process for that portion of the public alley which they currently use for access and circulation; and

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

2004 MAR 15 P 4:00

BOARD OF APPEALS  
 8-806 CITY HALL

COPY

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

**APPLICANT:** Staff Force, Inc. **CAL NO.:** 65-04-S  
**APPEARANCE FOR:** Gregory A. Dose, Kevin Dante **MAP NO.:** 11-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 4255 N. Milwaukee Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment agency, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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;

COPY

FEB 20 2004

BOARD OF APPEALS  
CITY HALL

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

**APPLICANT:** Vuk Zecevic **CAL NO.:** 66-04-Z

**APPEARANCE FOR:** Chris Stasko, Vuk Zecevic **MAP NO.:** 1-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 527 N. Wood Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 2-story single family dwelling, whose front yard will be 8' instead of 12.53', and whose rear yard will be 13.37' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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

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 7774 1110 808-A  
 CITY HALL  
 ST. LOUIS, MO. 63102

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

**APPLICANT:** James Heflin **CAL NO.:** 67-04-Z  
**APPEARANCE FOR:** James Heflin **MAP NO.:** 24-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 10270 S. Beverly Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, the erection of a proposed 2-story single family dwelling, with no front yard instead of 16' to allow for a circular driveway.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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

01 02 15 2004

BOARD OF APPEALS  
 8-808 CITY HALL

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

**APPLICANT:** James Heflin **CAL NO.:** 68-04-Z  
**APPEARANCE FOR:** James Heflin **MAP NO.:** 24-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 10264 S. Beverly Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, the erection of a proposed 2-story single family dwelling, with no front yard instead of 16' to allow for a circular driveway.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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

01-02-04 11:00 AM  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS  
 CITY HALL, ROOM 806  
 121 N. LA SALLE ST.



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

**APPLICANT:** James Heflin **CAL NO.:** 69-04-Z  
**APPEARANCE FOR:** James Heflin **MAP NO.:** 24-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 10260 S. Beverly Avenue  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 General Residence District, the erection of a proposed 2-story single family dwelling, with no front yard instead of 16' to allow for a circular driveway.

**ACTION OF BOARD--**

**VARIATION GRANTED.**

ZONING BOARD OF APPEALS  
 R-806 CITY HALL  
 2004 MAR 15 3:30 PM '04

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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

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

**APPLICANT:** Stephen and Charmaine Miller **CAL NO.:** 70-04-Z  
**APPEARANCE FOR:** Stephen and Charmaine Miller **MAP NO.:** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 1943 W. Eddy Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a proposed 3-story rear addition (220 sq. ft.) to an existing 3-story single-family dwelling, which will increase the existing floor areas 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--**

**THE VOTE**

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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

2004 FEB 20 10 10 AM  
 BOARD OF APPEALS  
 R-206 CITY HALL

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

**APPLICANT:** Park Manor Christian Church **CAL NO.:** 71-04-S  
**APPEARANCE FOR:** Richard E. Zulkey, Rev. James Demus **MAP NO.:** 20-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 8330 S. Dr. Martin Luther King Drive  
**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 807 seat church in an existing 1-story commercial building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED

**THE VOTE**

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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.

COPY

2004 MAR 15 P 4:10  
 ZONING BOARD OF APPEALS  
 8-806 CITY HALL

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

**APPLICANT:** Kyle D. Garner **CAL NO.:** 72-04-S  
**APPEARANCE FOR:** Kyle D. Garner **MAP NO.:** 14-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 6043-45 S. Dr. Martin Luther King Drive  
**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 one off-site required parking space to satisfy the parking requirement for a proposed 8 dwelling unit building, in a R5 General Residence District, located at 6037-39 S. Dr. Martin Luther King Drive.

BOARD OF APPEALS  
 8-905 CITY HALL  
 CHICAGO, ILL. 60605

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION GRANTED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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 applicant is building a new 4-story 8 dwelling unit building at 6037-39 S. Dr. Martin Luther King Drive; the configuration of the parking in the rear yard provides only seven parking spaces; the property here is a rehabilitated 6 dwelling unit building with additional parking space in the rear for one additional parking space; the additional one parking space at 6043-45 S. Dr. Martin Luther King Drive will be deeded to the dwelling unit owner at 6037-39 S. Dr. Martin Luther King Drive in order to provide the required parking for that building; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

COPY

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

**APPLICANT:** Kyle D. Garner **CAL NO.:** 73-04-Z  
**APPEARANCE FOR:** Self **MAP NO.:** 14-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 6037-39 S. Dr. Martin Luther King Drive

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a proposed 4-story 8 dwelling unit building whose front yard shall be zero instead of 15', to increase the height of the building to 49.5' instead of 45' and to waive the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

VARIATION GRANTED.

COPY

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: a proposed 4-story 8 dwelling unit building will have a zero front yard, no loading berth and will be built to a height of 49'-6" as measured in the zoning code; 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:** Edward E. Kessler **CAL NO.:** 74-04-S

**APPEARANCE FOR:** John J. Pikarski, Jr. **MAP NO.:** 7-G

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 1557 W. Diversey Parkway

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pay day loan office, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

COPY

**THE VOTE**

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

2004 FEB 15 PM 4:10  
BOARD OF APPEALS  
R-806 CITY HALL

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

**APPLICANT:** Edward E. Kessler **CAL NO.:** 75-04-S  
**APPEARANCE FOR:** John J. Pikarski, Jr. **MAP NO.:** 7-I  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 2734 N. Western Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pay day loan office, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
 MAY 21, 2004.

COPY

**THE VOTE**

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

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

2004 MAR 15 10 46 10  
 BOARD OF APPEALS  
 8-806 CITY HALL

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

**APPLICANT:** Scott Bates **CAL NO.:** 76-04-Z

**APPEARANCE FOR:** John J. Pikarski, Scott Bates **MAP NO.:** 7-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 2912-14 N Sheffield Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence (Pending) District, the construction of a proposed 4-story 8 dwelling unit building whose side yards shall be 3' \*(1.5' at the height of the chimneys) each instead of 6' each, whose front yard shall be 7.5' instead of 15' and to waive the one required 10' x 25' loading berth.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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 a 4-story 8 dwelling unit building will have side yards of 3' (1.5' at the height of the chimneys) each, front yard of 7.5' and the building will not be required to provide a 10' x 25' loading berth; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

\*Amended at the public hearing.

COPY



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

**APPLICANT:** Continental House, Inc. **CAL NO.:** 77-04-S  
**APPEARANCE FOR:** Leo T. McGonigal. Mynor Guerra **MAP NO.:** 10-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 February 20, 2004  
**PREMISES AFFECTED:** 1628-30 W. 47th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern and liquor store in an existing 1-story restaurant building; in a B5-2 General Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 29, 2004; 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 in that the applicant's existing tavern is located in a leased space at 1650 W. 47<sup>th</sup> Street and he wishes to relocate to the subject site which he has recently purchased; 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.

COPY

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 CITY HALL  
 ZONING BOARD OF APPEALS

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

**APPLICANT:** Dragutin Grcic **CAL NO.:** 78-04-Z  
**APPEARANCE FOR:** James J. Banks, Dragutin Grcic **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004  
**PREMISES AFFECTED:** 1747 W. Huron Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the division of an improved zoning lot, the existing 3-story 3 dwelling unit building will have a west side yard of .72' instead of 2'-6", and whose east side yard will be 3" \* instead of 2'-6".

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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

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 N-808 CITY HALL  
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**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806**

**APPLICANT:** Dragutin Greic **CAL NO.:** 79-04-Z

**APPEARANCE FOR:** James J. Banks, Dragutin Greic **MAP NO.:** 1-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
February 20, 2004

**PREMISES AFFECTED:** 1749 W. Huron Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the erection of a proposed 3-story single family dwelling, whose west side yard will be 1' instead of 2.4'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 2004, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 29, 2004; 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 February 20, 2004, the Zoning Board of Appeals approved, in Cal. No. 78-04-Z, the applicant's application to permit the division of an improved zoning lot at 1747 W. Huron Street, with the existing 3-story 3 dwelling unit building having a west side yard of .72' instead of 2'6" and whose east side yard will be 3" instead of 2'6"; 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.

01 FEB 25 10 37 AM '04

BOARD OF APPEALS  
CITY HALL  
8-806

COPY

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

**APPLICANT:** Harvey Memorial Community Church **CAL NO.:** 39-04-S  
**APPEARANCE FOR:** R. Delacy Peters, Jr., Rev. Tellas Jackson **MAP NO.:** 20-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 January 16, 2004  
**PREMISES AFFECTED:** 8401 S. Cottage Grove Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, to serve a church located at 8400 S. Maryland.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 2004, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 2003; and

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

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

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

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

01 JAN 15 P 10  
 BOARD OF APPEALS  
 R-806 CITY HALL

COPY

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

**APPLICANT:** Gift From The Heart Foundation

**CAL NO.:** 368-03-S

**APPEARANCE FOR:** Mark J. Kupiec

**MAP NO.:** 11-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

October 24, 2003

**PREMISES AFFECTED:** 5530 W. Montrose Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence and child care facility with an addition, in an existing 1-story building in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
MARCH 19, 2004.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

STAMPED: 21 OCT 2003  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
STAMPED: 20 OCT 2003

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

**APPLICANT:** Christopher Dasse **CAL NO.:** 399-03-Z  
**APPEARANCE FOR:** Thomas S. Moore, Christopher Dasse **MAP NO.:** 4-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
October 24, 2003  
**PREMISES AFFECTED:** 1608 S. Throop Street

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

**ACTION OF BOARD--**

VARIATIONS GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

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

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

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

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

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OCT 24 2003  
 10:15 AM  
 BOARD OF APPEALS  
 CITY HALL  
 ROOM 806

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

**APPLICANT:** Luisa C. Lira and Angel A. Silva **CAL NO.:** 410-03-S

**APPEARANCES FOR:** Francisco Huerta-Galvin, Luisa C. Lira, **MAP NO.:** 4-G  
 Angel A. Silva

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 21, 2003

**PREMISES AFFECTED:** 1004 W. 18th Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor in a 3-story brick store and apartment building, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED..

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 2003, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location in that the applicant had a tattoo parlor at 1011 W. 18<sup>th</sup> Street and is now relocating to the north side of the street; 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.

2004 MAR 15 P 4: 11

ZONING BOARD OF APPEALS  
 R-806 CITY HALL

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

**APPLICANT:** Scott Dillingham **CAL NO.:** 477-03-Z  
**APPEARANCE FOR:** John J. Pikarski, Jr., Scott Dillingham **MAP NO.:** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
December 19, 2003  
**PREMISES AFFECTED:** 1411 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, a proposed 3rd floor dormer addition to an existing single family residence whose front yard shall be zero instead of 7.02', whose rear yard shall be 4.6' instead of 30' and whose floor area will be exceed by 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

APPEAL GRANTED.

**THE VOTE**

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

ZONING BOARD OF APPEALS  
R-806 CITY HALL

AFFIRMATIVE	NEGATIVE	ABSENT
X		X
X		
X		
X		

MAR 15 2004

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 2003, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 2003; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; this matter will be heard as an appeal and not as a variation; there are two separate buildings located on this single zoning lot; the building in the front contains 2 dwelling units and a commercial unit on the first floor; this property owner does not own the second building at the rear of the lot nor did he sell it to the appellant; the rear building, 1411 W. Fletcher, was purchased in 2003 and is a 2½-story single family residence; the appellant will add a 3<sup>rd</sup> floor dormer addition increasing the floor are aby 230 square feet; the addition will have a zero front yard and a 4.6' rear yard; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby grant an appeal which will allow a 3<sup>rd</sup> floor dormer addition of 230 sq. ft. to his building:

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

\*Amended at the public hearing to an Appeal.

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