

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

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

held in Room 569 County Building, on Friday, October 15, 1999.

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

Joseph J. Spingola
Chairman

Brian L. Crowe
Demetri Konstantelos
LeRoy K. Martin
Gigi McCabe-Miele

MINUTES OF MEETING

October 15, 1999

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on September 17, 1999 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

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

APPLICANT: Labor Ready Midwest, Inc.

CAL. NO. 193-99-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING

October 15, 1999

PREMISES AFFECTED-- 517 N. Halsted Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency on the first floor of an existing 5-story brick commercial building, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 17, 1999.

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kelly Richardson

CAL. NO. 234-99-S

APPEARANCES FOR: None

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING

October 15, 1999

PREMISES AFFECTED-- 1904 S. Michigan 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 entertainment cabaret, in an existing 2-story brick building with no on site parking, in a C2-4 General Commercial District.

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Mark J. Brumbach

CAL. NO. 235-99-S

APPEARANCES FOR:

MAP NO. 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING

October 15, 1999

PREMISES AFFECTED-- 1002 N. California Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public place of amusement in order to allow live entertainment in an existing tavern, in a B4-2 Restricted Service District, with no parking provided instead of the required 10% of the capacity.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 18, 2000.

THE VOTE

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kam Ying Lee **CAL. NO.** 241-99-A
APPEARANCES FOR: Nicholas Black, Kam Ying Lee **MAP NO.** 11-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 1999
PREMISES AFFECTED- 4301-09 N. Troy Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Kam Ying Lee, owner, on May 27, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 26 dwelling units instead of 25 dwelling units in an existing 3-story brick apartment building, in an R4 General Residence District, on premises at 4301-09 N. Troy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 27, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick apartment building; that the appellant is seeking to certify 26 dwelling units in the building at the subject site; that no evidence was presented to indicate that 26 dwelling units were legally established by permit at the subject site since the adoption of the 1923 zoning ordinance at which time the site was zoned Apartment; that under Section 7.5-4 of the zoning ordinance the Board has no authority to permit the certification of 26 dwelling units instead of 25 units at the subject site but that the appellant has a right to continue the occupancy of the subject building as 25 dwelling units; it is therefore

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

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

APPLICANT: Vicki McClendon **CAL. NO.** 248-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Vicki McClendon **MAP NO.** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 1999
PREMISES AFFECTED-- 1852 N. Orchard Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence Special District #19 (Sub A) District, the erection of a 3-story addition to the rear of an existing 3-story single family dwelling with no north or south side yards instead of 2.1 each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
A	o	s t a i n

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; 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 September 16, 1983, the Board approved the erection of a 3-story single-family dwelling with no side yards instead of 2.2 feet each, at the subject site; that the testimony presented in Cal. No. 253-83-Z is hereby made part of the record in this case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

MINUTES OF MEETING

October 15, 1999

Cal. No. 250-99-Z

David L. Reifman, for Brian and Jamie Lipson, owner, presented a written request for an amendment to the resolution granted by the Zoning Board of Appeals on August 20, 1999, to permit, in an R3 General Residence District, the erection of a 3-story single-family dwelling with basement and roof decks whose front yard will be 20' instead of 29.25', with a north side yard of 2'6" and a south side yard of 2'6" instead of 8.83' each, on premises at 2432 N. Surrey Court.

The amendment requested is to delete the condition that limits the height of the 3-story single-family dwelling to "no higher than 37 feet, at its peak." Mr. Reifman stated that the aforesaid building height is not consistent with the testimony presented at the October 15th hearing and further that there is no peaked roof intended for this particular structure.

Chairman Spingola moved that the resolution in Cal. No. 250-99-Z be amended to delete the aforesaid condition and that the subject building's height shall be determined per the definition of building height contained in the zoning ordinance and shall be constructed per building plans, dated August 20, 1999. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Konstantelos, Martin and McCabe-Miele.

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

APPLICANT: The New Jerusalem Evangelistic Church

CAL. NO. 267-99-Z

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 15, 1999

PREMISES AFFECTED-- 1706-10 E. 75th 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 167 seat church in a 1-story brick building with 14 on site parking spaces, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Triumph the Church & Kingdom of God in Christ **CAL. NO.** 275-99-S

APPEARANCES FOR: Jess Gill **MAP NO.** 24-F

APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 15, 1999

PREMISES AFFECTED-- 44 W. 103rd 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 300 seat church with on site parking for 28 private passenger automobiles, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; 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 June 20, 1997, the Board approved the applicant's special use application for the establishment of a 300-seat church and temporary overnight shelter in a proposed 1-story building, on premises at 36 W. 103rd Street and on June 19, 1998, granted an extension of time to the applicant in order to obtain the necessary financing for the proposed use; that the testimony presented in Cal. No. 203-97-S, is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the proposed church shall be constructed consistent with the drawings prepared by A. & E. Enterprises, Incorporated, dated July 30, 1996.

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

APPLICANT: Public Building Commission

CAL. NO. 278-99-A

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED- 62-70 E. Randolph Street

SUBJECT- 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

BRIAN CROWE

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: ACME-Wiley Corporation

CAL. NO. 285-99-A

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED- 539 N. Michigan Avenue

SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kevin and Susan Flynn **CAL. NO.** 289-99-Z

APPEARANCES FOR: Jack Guthman, Kevin and Susan Flynn **MAP NO.** 5-F

APPEARANCES AGAINST: Karen Butler, et al. **MINUTES OF MEETING:**
October 15, 1999

PREMISES AFFECTED-- 1939-43 N. Howe Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District (S.D.# 19 Sub B), the erection of a 3-story with roof garden addition to an existing 3-story single family dwelling with a north side yard of 3.33' instead of 6.5' and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
E	x	c u s e d
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on , 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R4 General Residence District (Special District #19 Sub B); that the subject site is a 66' x 125' lot improved with a 3-story brick U-shaped single-family dwelling; that the applicants propose to construct on a 22 foot wide vacant portion of the subject property a 3-story brick addition with a roof garden to their existing 3-story single family residence at 1939-41 N. Howe Street; that on January 19, 1990, the Board granted, in Cal. No. 22-90-Z, variations for the erection of the existing 3-story single-family dwelling with a front yard of 8.8' instead of 15', a north side yard of 2.2' instead of 4.4', and no rear yard instead of 30'; 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 side and rear yard variations requested are necessary to construct the 3-story addition as designed in order to provide additional bedrooms and other living areas to meet the needs of the applicants; that the plight of the owner is due to unique circumstances in that the rear and side yard variations requested are necessary to maintain the architectural integrity of the entire single-family dwelling; that because of the height limit provision in the Special District #19, Sub B zoning overlay, the only way to build an addition of sufficient size to meet the needs of the applicants is to build within required yard setbacks; that the proposed addition will be compatible with existing improvements in the block, many of which do not comply with the yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

October 15, 1999

Cal. No. 289-99-Z

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: James Regalado* **CAL. NO.** 313-99-S

APPEARANCES FOR: Siobhan M. Murphy, James Regalado **MAP NO.** 6-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**

PREMISES AFFECTED-- 2003 W. Cermak Road September 17, 1999 and
October 15, 1999

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 4-story brick store and apartment building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 1999; and

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

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

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

That no body piercing procedures shall be performed at the subject site;

That all health and safety regulations pertaining to tattoo parlors and tattooing shall be complied with.

*Amended at the September 17, 1999 hearing.

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

APPLICANT: Edward G. Donley

CAL. NO. 327-99-Z

APPEARANCES FOR: Edward G. Donley

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED-- 1827 N. Winchester Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story with basement single family dwelling with a front yard of 6' instead of 20', whose north and south side yards will be 2.5' each instead of 6.5' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

APPLICANT: Brian M. Fryzel & Paul Franklin

CAL. NO. 328-99-Z

APPEARANCES FOR: Brian M. Fryzel

MAP NO. 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED-- 928 W. Concord Place

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story with basement single family dwelling whose rear yard will be 14' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

APPLICANT: Kevin J. Henderson

CAL. NO. 329-99-Z

APPEARANCES FOR: Kevin J. Henderson

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED-- 604 N. Damen Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 432 sq. ft. addition to the rear of an existing 1-story single family dwelling with no north side yard instead of 5' and whose rear yard will be 3' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

APPLICANT: Wayne Vandenburg **CAL. NO.** 330-99-A

APPEARANCES FOR: David Reifman, Karen Way, Wayne Vandenburg **MAP NO.** 3-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 1999

PREMISES AFFECTED- 1316 N. Dearborn Street

SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

APPROPRIATE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

Whereas, Wayne Vandenburg, owner, on September 13, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 3rd floor addition to an existing 2-story detached single-family dwelling on the rear of a lot additionally improved with a 4-story 2 dwelling unit building on the front of the lot which addition would provide for the establishment of a 2-car garage on the 1st floor and which addition is alleged to be an expansion of a non-conforming building, in an R5 General Residence District, on premises at 1316 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1999, 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 6.4-2."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is 3,799 square foot lot improved with a legal non-conforming 2-story detached single-family dwelling on the rear of the lot and a 4-story 2-dwelling unit building, constructed approximately in 1881, on the front of the lot; that the appellant seeks to erect a 3rd floor addition to the existing 2-story detached residential building on the rear of the lot which would provide a 2-car garage on the 1st floor; that there is no existing off-street parking on the site; that the existing legal non-conforming 2-story residential building at the rear of the lot was originally constructed as a coach house and was at some time in the past converted to a single-family dwelling; that the construction of a 3rd floor addition to the rear 2-story building thereby allowing use of the 1st floor as a 2-car garage will help reduce parking congestion in the area; and that the Board finds that the Office of the Zoning Administrator was incorrect in its opinion that the proposed use is an expansion of a non-conforming building; it is therefore

MINUTES OF MEETING

October 15, 1999

Cal. No. 330-99-S

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a 3rd floor addition to an existing 2-story detached single-family dwelling on the rear of a lot additionally improved with a 4-story 2-dwelling unit building on the front of the lot which addition would provide for the establishment of a 2-car garage on the 1st floor, on premises at 1316 N. Dearborn Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Wayne Vandenburg **CAL. NO.** 331-99-Z
APPEARANCES FOR: David Reifman, Karen Way, Wayne Vandenburg **MAP NO.** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 1999
PREMISES AFFECTED-- 1316 N. Dearborn 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 3rd floor addition to an existing 2-story single family dwelling on the rear of the lot, detached from a 4-story 2 dwelling unit building on the front of the lot, which addition will allow the establishment of a garage on the 1st floor and whose north and south side yards will be 0' instead of 2.53', and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on , 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on October 15, 1999, the Board sustained an appeal filed by the applicant in this case permitting the erection, at the subject site, of a 3rd floor addition to an existing 2-story detached single-family dwelling on the rear of a lot additionally improved with a 4-story 2-dwelling unit building on the front of the lot which addition would provide for the establishment of a 2-car garage on the 1st floor finding that the proposed addition is not an expansion of a non-conforming building, that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Domestic Uniform Rental Co.

CAL. NO. 332-99-Z

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED-- 4125 N. Ravenswood Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a 1 & 2 story addition and a partial 2nd story additon to the north side of an existing 1 & 2 story brick building, in the replacement of an existing 1-story building and the establishment of an enclosed loading berth, and which addition will have no west front yard instead of 20' and no east rear yard instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: David Frontier **CAL. NO.** 333-99-S
APPEARANCES FOR: Jane Anderson, David Frontier **MAP NO.** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 2506 N. Ashland Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in the rehab of an existing 2-story residence with attic and basement into 2 dwelling units, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

APPLICANT: David Frontier **CAL. NO.** 334-99-Z
APPEARANCES FOR: Jane Anderson, David Frontier **MAP NO.** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 1999
PREMISES AFFECTED-- 2506 N. Ashland Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in the rehab of an existing 2-story residence with attic and basement into 2 dwelling units, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 1, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on October 15, 1999, the Board approved, in Cal. No. 333-99-S, the establishment of a dwelling unit below the 2nd floor in the rehab of an existing 2 ½ story residence with attic and basement into two dwelling units, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Racine Point Inc.

CAL. NO. 335-99-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 13-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
October 15, 1999

PREMISES AFFECTED-- 5129 N. Damen Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in the erection of a 24 unit 4-story with attic town house development, in a B2-2 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

APPLICANT: Greater New Bethel M.B. Church **CAL. NO.** 336-99-S
APPEARANCES FOR: Herbert H. Fisher, Ronnie Archie **MAP NO.** 22-B
APPEARANCES AGAINST: Marsha Mallet, Mary Wade **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 2437 E. 87th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the continuation of a 100 seat church in a 1-story building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick building occupied by the applicant church; that under zoning ordinance requirements a church located in a B4-1 Restricted Service District requires approval as a special use by the Zoning Board of Appeals; that the applicant church has been located at the subject site without special use approval; that the subject church is necessary for the public convenience at the subject site to continue to serve its congregation, many of which reside in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said church which provides adequate off-street parking; that the said church, which has been located at the subject site for the past 22 years is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is 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.

(Additional conditions follow on page 12a.)

MINUTES OF MEETING

October 15, 1999

Cal. No. 336-99-S

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

That striping shall be provided; that lighting shall be provided which is directed away from adjacent residential properties located to the east; that concrete wheel stops shall be provided;

That ingress and egress to the parking area shall be via the alleys abutting the site to the east and south provided a waiver of the alley barrier requirement is obtained from the City Council;

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

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

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

APPLICANT: One Lord One Faith M.B. Church **CAL. NO.** 337-99-S
APPEARANCES FOR: Frank Williams, Rev. Joseph Kelley **MAP NO.** 1-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 4939 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 leasing of an off-site parking lot for 14 private passenger automobiles, in an M1-2 Restricted Manufacturing District, to fulfill the parking requirement for a 150 seat church at 312 N. Lavergne Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

That the terms of the lease between the applicant and Garvin Industries, Inc. for the use of 14 parking spaces at the subject site shall be for 5 years, commencing March 13, 1999; that landscaping and fencing shall be installed as illustrated on the plan prepared by Architecture Prime, dated June 9, 1999.

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

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

APPLICANT: Calvary Temple C.O.G.I.C. CAL. NO. 338-99-S
APPEARANCES FOR: Rev. Cornelius English MAP NO. 24-G
APPEARANCES AGAINST: Eddie Newsome MINUTES OF MEETING
October 15, 1999
PREMISES AFFECTED-- 9700 S. Halsted Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 90 seat church in the conversion of an existing 1-story building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

That the on-site parking area abutting the church building to the south shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking area at any time;

(Additional conditions follow on page 14a..)

MINUTES OF MEETING

October 15, 1999

Cal. No. 338-99-S

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

That the lot shall be enclosed, excepting the driveway, with decorative wrought iron type metal fencing;

That striping shall be provided; that lighting shall be provided which is directed away from adjacent residential property to the west;

That ingress to and egress from the parking area shall be via S. Halsted Street; that the S. Halsted Street driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the public alley abutting the site to the west;

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

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

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

APPLICANT: New Apostolic Church

CAL. NO. 339-99-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 9-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
October 15, 1999

PREMISES AFFECTED-- 3758 N. Albany Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 14 private passenger automobiles to serve the church located across the public alley to the west at 3753 S. Troy Street, in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

(Additional conditions follow on page 15a.)

MINUTES OF MEETING

October 15, 1999

Cal. No. 339-99-S

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

That fencing shall be provided as illustrated on the plans prepared by Heartland Architects, Inc., dated October 15, 1999;

That striping shall be provided; that lighting shall be provided which is directed away from abutting residential property;

That ingress and egress shall be from W. Grace Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway located on W. Grace Street shall be constructed in accordance with applicable ordinances;

That landscaping shall be provided as illustrated on the plans prepared by Heartland Architects, Inc., dated October 15, 1999;

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

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

APPLICANT: Lincoln Park Savings Bank

CAL. NO. 340-99-S

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING
October 15, 1999

PREMISES AFFECTED-- 4033-35 N. Damen Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 13 private passenger automobiles, in a B5-2 General Service District, to serve the bank facility at 1946 W. Irving Park Road.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: The Walgreen Company

CAL. NO. 341-99-S

APPEARANCES FOR: John J. Vondran

MAP NO. 16-I

APPEARANCES AGAINST: None

MINUTES OF MEETING

October 15, 1999

PREMISES AFFECTED-- 6315 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed 13,905 sq. ft. Walgreens retail store, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

That the proposed drive-through shall be constructed consistent with the design represented on the elevation drawings prepared by Mayer, Jeffers, and Gillespie, Architects, dated July 8, 1999;

That layout, fencing and landscaping shall be provided as illustrated on the site plan and landscape plan prepared by Mayer, Jeffers, and Gillespie, Architects, dated October 14, 1999.

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

APPLICANT: The Walgreen Company

CAL. NO. 342-99-S

APPEARANCES FOR: John J. Vondran

MAP NO. 16-I

APPEARANCES AGAINST: None

MINUTES OF MEETING

October 15, 1999

PREMISES AFFECTED-- 6301 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 42 private passenger automobiles, in a B5-1 General Service District, to satisfy the parking requirement for a proposed 13,905 sq. ft. Walgreens retail store across the alley to the south at 6315 S. Kedzie Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

That the applicant shall maintain liability insurance expressly protecting the City of Chicago against claims from personal injuries or property damage occurring to store patrons on the 16 foot public alley immediately adjacent to the proposed parking lot;

(Additional conditions follow on page 18a.)

MINUTES OF MEETING

October 15, 1999

Cal. No. 342-99-S

That fencing and landscaping shall be provided as illustrated on the landscape plan prepared by Mayer, Jeffers and Gillespie, Architects, dated October 14, 1999;

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

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

APPLICANT: American Stores Properties, Inc. **CAL. NO.** 343-99-S
APPEARANCES FOR: Elvin E. Charity **MAP NO.** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 3400 N. Western Avenue October 15, 1999

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 Jewel Food store with an Osco Pharmacy, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the design represented on the elevation drawings prepared by Camburas and Theodore Architecture, dated August 8, 1999;

That fencing, landscaping and layout shall be provided as illustrated on the site and landscape plans prepared by Camburas and Theodore Architecture, dated October 14, 1999.

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

APPLICANT: The Walgreen Company **CAL. NO.** 344-99-S
APPEARANCES FOR: Marshal Krolick, Eugene Faigus **MAP NO.** 10-J
APPEARANCES AGAINST: William Leeder **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 4385 S. Archer Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed 15,120 sq. ft. Walgreens retail store building with 28 on site parking spaces, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

That the subject drive-through facility shall be constructed consistent with the layout, design, fencing and landscaping represented on the site and landscape plans prepared by Adime' Design / Architecture, Inc., dated October 5, 1999;

That the store building's design shall be consistent with the elevation drawings prepared by Adime' Design / Architecture, Inc., dated October 5, 1999.

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

APPLICANT: The Walgreen Company **CAL. NO.** 345-99-S
APPEARANCES FOR: Marshal Krolick, Eugene Faigus **MAP NO.** 10-J
APPEARANCES AGAINST: William Leeder **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 4400-14 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 22 private passenger automobiles, in a B4-1 Restricted Service District, to serve a proposed Walgreens retail store building at 4385 S. Archer Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 15, 1999, the Board approved, in Cal. No. 344-99-S, the establishment of a drive-through facility, on premises at 4385 S. Archer Avenue, to be used in conjunction with a proposed 15,120 square feet Walgreens retail store building with 28 on-site parking spaces, that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 21a.)

MINUTES OF MEETING

October 15, 1999

Cal. No. 345-99-S

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

That the lot shall be enclosed, excepting the driveway, with decorative wrought iron type metal fencing;

That striping and lighting shall be provided;

That ingress and egress shall be via the driveway located on S. Kedzie Avenue; that the alleys abutting the site to the north and west shall not be used for ingress nor for egress; that the driveway located on S. Kedzie Avenue shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as represented on the plans prepared by Adime' Design / Architecture, Inc., dated October 5, 1999;

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

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

APPLICANT: 2400 S. Kedzie L.L.C.

CAL. NO. 346-99-S

APPEARANCES FOR: Joseph P. Gattuso

MAP NO. 6-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
October 15, 1999

PREMISES AFFECTED-- 2401 S. Kedzie Avenued

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 21 private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the parking requirement for a Women, Infants & Children (W.I.C.) social service center in a proposed 2-story building located at 2400 S. Kedzie Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

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

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

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

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

(Additional conditions follow on page 22a.)

MINUTES OF MEETING

October 15, 1999

Cal. No. 346-99-S

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

That the lot, excepting the driveway, and a portion of the south property line that abuts residential property, shall be enclosed by decorative wrought iron type metal fencing; that decorative solid wood privacy fencing shall be provided on that portion of the south property line that abuts residential property to screen the residential property from the parking lot;

That striping shall be provided; that lighting shall be provided which is directed away from abutting residential property;

That ingress and egress shall be via a driveway located on the alley abutting the site to the east provided a waiver of the alley barrier requirement is obtained from the City Council;

That landscaping shall be provided as illustrated on the plans prepared by Hanna Architects, Inc. dated October 13, 1999;

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

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

APPLICANT: Labor Power, Inc. **CAL. NO.** 347-99-S
APPEARANCES FOR: John J. Pikarski, Jr., James Vecchio **MAP NO.** 4-I
APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 2133 S. California 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 laborer employment facility on the 1st floor of a 3-story brick store and apartment building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 15, 1999, the Board approved the establishment of a day laborer employment facility on the 1st floor of a 2-story brick store and apartment building, on premises at 2459 W. Armitage Avenue, which is operated by the applicant in the instant case; that the testimony presented in Cal. No. 348-99-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Labor Power, Inc. **CAL. NO.** 348-99-S
APPEARANCES FOR: John J. Pikarski, Jr., James Vecchio **MAP NO.** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 October 15, 1999
PREMISES AFFECTED-- 2459 W. Armitage 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 laborer employment facility on the 1st floor of a 2-story brick street and apartment building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--
 APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; 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 has operated at day laborer employment agency at the subject site for the past 2 years; that licensing requirements have caused the special use application to be filed; that the said use is necessary for the public convenience at this location; that the said use is so designed, located and operated in such a manner to insure that the public health, safety and welfare is adequately protected; and that the said use will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

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

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

APPLICANT: Robert A. Meier **CAL. NO.** 349-99-S
APPEARANCES FOR: James J. Banks, Robert A. Meier **MAP NO.** 5-M
APPEARANCES AGAINST: L. Z. Pruitt **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 6208-10* W. North Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick multi store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1 story brick multi-store building; that the applicant proposes to establish a pawn shop which will occupy 5,580 sq.ft. of the subject building; that the proposed pawn business at the subject site will specialize in jewelry, art, antiques and collectibles; that the proposed pawn shop will have 4 employees; that the hours of operation will be limited to the hours between 9 A.M. and 6 P.M., Monday through Friday and from 9 A.M. to 5 P.M. on Saturday; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the word "pawn" shall not be used in the business name; that there shall be no neon or flashing electrical signage at the site advertising the pawn activity; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Friday and from 9 A.M. to 5 P.M., Saturday.

*Amended at the public hearing.

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

APPLICANT: Michael Pesha **CAL. NO.** 350-99-S
APPEARANCES FOR: James J. Banks, Michael Pesha **MAP NO.** 12-K
APPEARANCES AGAINST: Al Weber **MINUTES OF MEETING**
October 15, 1999
PREMISES AFFECTED-- 4812 S. Pulaski Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 2-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service; that the subject site is improved with a 2-story brick store and apartment building; that the store premises is currently occupied by the applicant's business, "World Coin Co."; that the applicant has been in the coin business for 20 years; that the applicant is now seeking to add a pawn brokerage service to his existing business at the subject site; that the hours of operation are limited to the hours between 9 A.M. and 5 P.M., Monday through Saturday; 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;

(Additional conditions follow on page 26a.)

MINUTES OF MEETING

October 15, 1999

Cal. No. 350-99-S

That the pawn shop activity shall be limited to jewelry and collectable type items only and that no appliances, electronic items, musical instruments, etc. shall be accepted as collateral for loans;

That there shall be no neon or flashing electrical signs at the site advertising the pawn activity; that signage shall be limited to the existing signage identifying the business at the site as "World Coin Co."

That the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Saturday.

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

APPLICANT: Devon Pawn Shop, Inc. **CAL. NO.** 351-99-S
APPEARANCES FOR: Daniel E. Levy, Galina Goldberg **MAP NO.** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 2108 W. Devon Avenue October 15, 1999

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing pawn shop, in a 1-story brick multi-store building, in a B5-2 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 1, 1999; 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 located in a B5-2 General Service District; that the subject site is improved with a 1-story brick multi-store building; that the applicant has operated a pawn shop at 2106 W. Devon Avenue for approximately 9 years; that the applicant now requires additional space for the business operation and seeks to expand into the subject site location, 2108 W. Devon Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That there shall be no neon or flashing electrical signage at the site advertising the pawn shop activity.

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

APPLICANT: Hassan Jewelers & Pawn, Inc.

CAL. NO. 352-99-S

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

October 15, 1999

PREMISES AFFECTED-- 1614 W. Devon 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 pawn shop in conjunction with an existing retail jeweler in a 2-story brick building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 17, 1999.

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Elite Labor Services, Ltd.

CAL. NO. 353-99-A

APPEARANCES FOR:

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED- 3252 W. 55th Street

SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

JOSEPH J. SPINGOLA

BRIAN CROWE

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Greater Mortgage Corp. **CAL. NO.** 354-99-A

APPEARANCES FOR: John Golemes, Byung Park **MAP NO.** 15-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 15, 1999

PREMISES AFFECTED- 6282 N. Cicero Avenue

SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Greater Mortgage Corp., for Matina W. Karras, owner, on August 26, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business office in a 1-story brick building, in an R3 General Residence District, on premises at 6282 N. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 26, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following finding of facts: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1-story brick multi-store building; that the business located in the subject site store premises is a mortgage brokerage office and has been at the subject site for several years; that the subject existing non-conforming building has been used for office uses since its construction in the early 1950's at which time the site was zoned for business use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a business office in a 1-story brick building, on premises at 6282 N. Cicero Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Friday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Tandem Staffing for Industry

CAL. NO. 355-99-A

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED- 1667 N. Western Avenue

SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Robert S. Reda

CAL. NO. 356-99-A

APPEARANCES FOR: Robert S. Reda

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 15, 1999

PREMISES AFFECTED- 836-38 W. Fullerton Avenue

SUBJECT- Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

OBJECTOR'S APPEAL SUSTAINED
AND THE DECISION OF THE OFFICE
OF THE ZONING ADMINISTRATOR IN
GRANTING THE EXCEPTION REVERSED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert S. Reda, property owner of 842 W. Fullerton Avenue, on September 13, 1999, filed an objector's appeal from the decision of the Office of the Zoning Administrator in granting an Exception to reduce the west side yard to 2.5' instead of 5' to permit the erection of two 25' x 19.5' three car garages attached to a proposed 8 dwelling unit building, in an R5 General Residence District, on premises at 836-38 W. Fullerton Avenue; and

WHEREAS, that on June 29, 1999, the Department of Zoning approved, as revised, a Zoning Exception to permit the reduction of the west side yard to 2'6" instead of 5' in order to allow the construction of two 25' x 19'6" three-car rear attached private garages, for a total of 9 on-site parking spaces to be attached to a proposed 8-dwelling unit residential building; and

WHEREAS, that the side yard exception was granted for the garage building only; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the subject site is an irregular shaped lot improved with a newly constructed 5-story brick residential building with attached garages; that the evidence presented indicates that the exception granted to the owners of the property at 836-38 W. Fullerton Avenue to reduce the west side yard to 2'6" instead of 5' hampers the ability of the property owner of 842 W. Fullerton Avenue to access windows, telephone wires and clothes dryer vents located on the east wall of his building; that the Board finds the exception request deminimus; it is therefore

RESOLVED, that the objector's appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator in granting an exception to reduce the west side to 2.5' instead of 5' to permit the erection of two 25' x 19.5' three car garages attached to a proposed 8-dwelling unit building, on premises at 836-38 W. Fullerton Avenue, be and it hereby is reversed.

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

APPLICANT: Guadalupe Martinez
APPEARANCES FOR: Guadalupe Martinez
APPEARANCES AGAINST: None
PREMISES AFFECTED- 2948 W. 43rd Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 357-99-A
MAP NO. 10-I
MINUTES OF MEETING:
 October 15, 1999

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Guadalupe Martinez, owner, on September 14, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a single family dwelling in a 2-story brick building instead of 1 dwelling unit and storage on the rear of a lot additionally improved with a 2-story brick store and apartment building on he front of the lot, in an R3 General Residence District, on premises at 2948 W. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5,6.4 ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2 story brick building on the rear of the lot and a 2-story brick building containing a non-conforming store on the first floor and a dwelling unit above; that on November 1, 1948, the Board approved, in Cal. No. 491-48-Z, the establishment and operation of a tavern on the first floor of the existing store and apartment building located on the front of the subject site lot which was zoned Duplex Residence at that time; that the appellant seeks to convert the existing dwelling unit and non-conforming storage use in the 2-story brick building on the rear of the lot to a single-family dwelling; that the change of use from one dwelling unit and non-conforming storage use to one conforming single-family dwelling is a proper substitution of use under Section 6.4-7 of the zoning ordinance, provided the building is brought into compliance with applicable building code regulations; it is therefore

MINUTES OF MEETING

October 15, 1999

Cal. No. 357-99-A

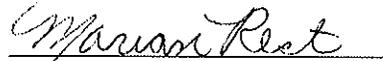
RESOLVED, that the appeal be and it hereby is sustained and decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a single-family dwelling in a 2-story brick building instead of 1 dwelling unit and storage on the rear of a lot additionally improved with a 2-story brick store and apartment building on the front of the lot, on premises at 2948 W. 43rd Street, upon condition that the 2-story brick building on the rear of the lot shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

October 15, 1999

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, November 19, 1999.


Secretary