

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

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

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held in The City Council Chambers, 2<sup>nd</sup> Floor, City Hall on April 14, 2000

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

Joseph J. Spingola  
Chairman  
LeRoy K. Martin,  
Brian L. Crowe  
Demetri Konstantelos  
Gigi McCabe-Miele

**MINUTES OF MEETING**

April 14, 2000

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on March 17, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\*\*\*\*\*

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:** Morgan Group, Inc.  
**APPEARANCES FOR:** Bernard I. Citron  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 3011 N. Honore Street

**CAL. NO.** 100-00-Z  
**MAP NO.** 7-H  
**MINUTES OF MEETING**  
 April 14, 2000

**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 masonry single family dwelling whose north\* and south\* side yards will be 3' instead of 5.4'.\*

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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.

\*Amended at the public hearing.

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

**APPLICANT:** Evangelical Christian School **CAL. NO.** 101-00-Z  
**APPEARANCES FOR:** Alexander J. Domanskis, Rev. Paul J. Evans **MAP NO.** 22-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 9130 S. Vincennes Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 2-story 17,260 sq. ft. addition to the existing 1-story school facility and which addition will have a front yard of 1.5' instead of 20' and a rear yard of 1.5' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 BRIAN L. CROWE  
 DEMETRI KONSTANTELOS  
 LE ROY K. MARTIN, JR.  
 GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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:** Steven Golovan

**CAL. NO.** 102-00-Z

**APPEARANCES FOR:** Thomas S. Moore, Steven Golovan

**MAP NO.** 5-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 1874 N. Burling Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District (Special District #19 Sub B), the erection of a 3-story masonry single family dwelling whose front yard will be 8' instead of 15' and whose north side yard will be .66' instead of 2.4' and with no south side yard and whose 2-car garage will be accessed from N. Burling Street due to a lack of alley access.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
BRIAN L. CROWE  
DEMETRI KONSTANTELOS  
LE ROY K. MARTIN, JR.  
GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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;

That there shall be a one automobile curb cut only onto N. Burling Street.

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

**APPLICANT:** 2023 N. Mohawk Corp.

**CAL. NO.** 103-00-Z

**APPEARANCES FOR:** Bernard I. Citron, Michael Lustig

**MAP NO.** 5-F

**APPEARANCES AGAINST:** William J. Hennessy, Dr. Robert Gibbons

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 2023 N. Mohawk Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District (Special District #19 Sub A), the erection of a 3-story with penthouse brick and masonry single family dwelling whose front yard will be 9' instead of 13', whose north side yard will be 8.22', whose south side yard will be 2'6", and whose rear yard will be 21.8' instead of 30'.\*

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
BRIAN L. CROWE  
DEMETRI KONSTANTELOS  
LE ROY K. MARTIN, JR.  
GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District (S.D #19 Sub Area A); that the subject site is a 25' x 123.19' lot improved with a 2 ½ story frame single family dwelling; that the applicant proposes to demolish the existing building and erect a 3-story with penthouse brick and masonry single family dwelling at the subject site; that the variations requested are necessary to provide adequate living space in the building as designed which includes a breezeway located in the north side yard connecting the residence to a new garage; that the plight of the owner is due to the shallow depth of the subject site lot which necessitates the yard variations requested; the variations, if granted, will not alter the essential character of the locality in that the yard set backs will be consistent with existing improvements on the east side of S. Mohawk Street; it is therefore

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

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

\*Amended at the public hearing.

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

**APPLICANT:** 1909 Fairfield L.P.

**CAL. NO.** 104-00-Z

**APPEARANCES FOR:** Bernard I. Citron, Malcolm Morris

**MAP NO.** 5-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**

April 14, 2000

**PREMISES AFFECTED--** 1909 W. Cortland Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 8 dwelling unit building whose front yard will be 10' instead of 14.16'\* and with no provision for one required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION DENIED.

JOSEPH J. SPINGOLA  
 BRIAN L. CROWE  
 DEMETRI KONSTANTELOS  
 LE ROY K. MARTIN, JR.  
 GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 61.5' x 118' lot improved with a 3-story brick apartment building; that the applicant proposes to demolish the existing residential building and erect a 3-story 8-dwelling unit building at the subject site; that on-site interior parking for two automobiles and two 3 automobile garages will be provided; that no evidence was presented to indicate that the property in question cannot yield a reasonable return under the conditions allowed by the regulations in this district; that the proposed 8-dwelling unit building with two 3 vehicle garages constitutes an overbuilding on this 118 feet deep lot; that the plight of the owner is self-created; that the proposed 8 dwelling unit building is not compatible with existing residential improvements in the area and will alter the essential character of the locality; it is therefore

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

amended at the public hearing.

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

**APPLICANT:** 1909 Fairfield L.P.

**CAL. NO.** 105-00-Z

**APPEARANCES FOR:** Bernard I. Citron, Malcolm Morris

**MAP NO.** 5-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 2722 W. Cortland 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 5-story 8 dwelling unit building whose front yard will be 10' instead of 14.16'\* and with no provision for one required 10' x 25' loading berth.

**ACTION OF BOARD--**

APPLICATION DENIED.

**THE VOTE**

JOSEPH J. SPINGOLA  
BRIAN L. CROWE  
DEMETRI KONSTANTELOS  
LE ROY K. MARTIN, JR.  
GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 61.5' x 118' lot located on the northeast corner of N. Fairfield Avenue and W. Cortland Street and is currently improved with a 3-story church building; that the applicant proposes to demolish the existing church building and erect a 5-story 8 dwelling unit building at the subject site; that on-site interior parking for two automobiles and two 3 vehicle garages will be provided; that no evidence was provided to indicate that the property in question cannot yield a reasonable return under the conditions allowed by the regulations in the district in which it is located; that the proposed 5-story 8 dwelling unit building with two 3 vehicle garages constitutes an overbuilding on this 118' feet deep lot; that the plight of the owner is self-created; that the proposed 5-story 8 dwelling unit building is not compatible with exiting residential improvements in the area and will alter the essential character of the locality; it is therefore

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

\*Amended at the public hearing

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

**APPLICANT:** Frank Wolf **CAL. NO.** 106-00-Z  
**APPEARANCES FOR:** Thomas Pikarski, Frank Wolf **MAP NO.** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 1707 W. Melrose Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor dormer addition to the existing 3-story 2 dwelling unit building whose west side yard will be 0.19' and whose east side yard will be 2.37' instead of 2.5' each and which addition will result in a 12.38% (425 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

**VARIATION GRANTED.**

JOSEPH J. SPINGOLA  
 BRIAN L. CROWE  
 DEMETRI KONSTANTELOS  
 LE ROY K. MARTIN, JR.  
 GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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:** Sean Derrig

**CAL. NO.** 107-00-Z

**APPEARANCES FOR:** Thomas Pikarski, Sean Derrig

**MAP NO.** 11-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 930 W. Cuyler Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the waiver of a 10' x 25' loading berth on a lot improved with an existing 9 dwelling unit building, which waiver will permit better vehicular access upon an "L" shaped 14' public alley adjacent to subject site.

**ACTION OF BOARD--**

**THE VOTE**

**VARIATION GRANTED.**

JOSEPH J. SPINGOLA  
BRIAN L. CROWE  
DEMETRI KONSTANTELOS  
LE ROY K. MARTIN, JR.  
GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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:** The Catholic Bishop of Chicago **CAL. NO.** 108-00-S  
**APPEARANCES FOR:** Thomas S. Moore **MAP NO.** 13-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 April 14, 2000  
**PREMISES AFFECTED--** 5510-20 N. Broadway

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the continuation of an off-site parking lot for up to 64 private passenger automobiles, in a B4-3 Restricted Service District, to satisfy the off-street parking requirements for an existing church on premises at 5500 N. Broadway.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 B4-3 Restricted Service District; that the subject parking lot which has been used by Saint Ita's Parish, 5500 N. Broadway, for over 40 years, is located across a public alley and is therefore technically an off-site parking lot requiring special use approval; that the said 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 install fencing and landscaping as indicated in the letter of Reverend Laurence F. Maddock, Pastor, dated April 7, 2000.

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

**APPLICANT:** Near Northwest Arts Council **CAL. NO.** 109-00-S  
**APPEARANCES FOR:** David L. Goldstein, Laura Weathered **MAP NO.** 5-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 April 14, 2000  
**PREMISES AFFECTED--** 2418 W. Bloomingdale Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in the conversion of an existing 2-story brick building to 21 dwelling units and 4-stores, in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 off-site parking for 21 private passenger automobile shall be located at 2417-29 W. Moffat Street, as provided for in Cal. No. 111-00-S.

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

**APPLICANT:** Near Northwest Arts Council **CAL. NO.** 110-00-Z  
**APPEARANCES FOR:** David L. Goldstein, Laura Weathered **MAP NO.** 5-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 2418 W. Bloomingdale Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 3rd floor addition to an existing 2-story brick factory building in a proposed conversion to 21 dwelling units and four stores with residential use below the 2nd floor and with no front yard instead of 15' and no rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 B4-3 Restricted Service District; that on April 14, 2000, the Board approved, in Cal. No. 109-00-S, the establishment of residential use below the 2<sup>nd</sup> floor in the conversion of an existing 2-story brick building into 21 dwelling units and 4 stores 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:** Near Northwest Arts Council **CAL. NO.** 111-00-S  
**APPEARANCES FOR:** David L. Goldstein, Laura Weathered **MAP NO.** 5-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 2417-19 W. Moffat Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 21\* private passenger automobiles, in a B4-3 Restricted Service District, to satisfy the parking requirement for a proposed 21 dwelling unit and retail store conversion of an existing 2-story brick factory building on the premises at 2418 W. Bloomingdale Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 April 14, 2000, the Board, in Cal. Nos. 109-00-S and 110-00-Z, approved the erection of a 3<sup>rd</sup> floor addition to an existing 2-story brick factory building in a proposed conversion to 21 dwelling units and four stores with residential use below the 2<sup>nd</sup> floor and with no front yard instead of 15' and no rear yard instead of 30', on premises at 2418 W. Bloomingdale 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 landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Gerhard Zinserling Architects, dated April 11, 2000.

\*Amended  
 Additional conditions follow on page 14a.)

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 111-00-S

That the owners of the land shall be bound by Covenants Filed of Record in the Office of the Recorder of Deeds of Cook County, Illinois, requiring the owner, his or her heirs and assigns to maintain the required number of parking spaces throughout the existence of the principal use.

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

**APPLICANT:** Near Northwest Arts Council

**CAL. NO.** 112-00-Z

**APPEARANCES FOR:** David L. Goldstein, Laura Weathered

**MAP NO.** 5-1

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 2417-19 W. Moffat Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit the reduction to 12'\* instead of 20' the transitional front yard requirement on a proposed off-site parking lot for 23 private passenger automobiles, in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

JOSEPH J. SPINGOLA  
BRIAN L. CROWE  
DEMETRI KONSTANTELOS  
LE ROY K. MARTIN, JR.  
GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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 April 14, 2000, the Board approved, in Cal. No. 111-00-S, the establishment of an off-site parking lot for 21 private passenger automobiles, at the subject site, to satisfy the parking requirement for a proposed 21 dwelling unit and 4 retail store conversion of an existing 2-story brick factory building located at 2418 W. Bloomingdale Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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.

\*Amended at the public hearing.

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

**APPLICANT:** Joseph Matuschka **CAL. NO.** 113-00-S  
**APPEARANCES FOR:** Paul Kolpak, Joseph Matuschka **MAP NO.** 11-K  
**APPEARANCES AGAINST:** James K. Sattler **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 4625 W. Lawrence 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 4-story brick and masonry 18 dwelling unit condo building with indoor and exterior parking for 25\* private passenger automobiles, in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 May 13, 1999, the City Council rezoned the subject site from B4-1 Restricted Service to B4-3 Restricted Service; that the subject site is a 124' x 146' lot currently in use as a fenced parking lot; that on December 17, 1999, the Zoning Board of Appeals denied the applicant's special use application for the approval of the establishment of a residential parking garage for 22 off-street parking spaces on the ground floor of a proposed 22 dwelling unit building at the subject site, finding in part, that the public health, safety and welfare would be inadequately protected in that the four curb cuts proposed in the plans submitted constituted a serious hazard to pedestrian and vehicular traffic in the area; that the testimony presented in Cal. No. 405-99-S is hereby made part of the record in this case; that the applicant has submitted a new special use application and new plans, dated April 7, 2000 for the establishment of residential use (garage parking) below the 2<sup>nd</sup> floor in the erection of a 4-story brick and masonry 18 dwelling unit condo building at the subject site; that indoor parking for 21 vehicles, 3 exterior parking spaces and 1 exterior off-street loading berth will be provided; that the plans submitted with the new application were amended at the April 14, 2000 hearing; that the amended plans indicate that ingress to the interior parking garages and exterior parking spaces will be accessed from W. Lawrence Avenue via a driveway located at the northeast corner of the subject property and from the alley abutting the site at the southeast onto N. Kenton Avenue; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in that proposed ingress and egress indicated in the project's

\*Amended  
 AZ 16

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 113-00-S

new design and layout will alleviate the former safety hazard to pedestrian and vehicular traffic; that the proposed use will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the proposed ground floor residential parking to be provided shall be constructed consistent with the layout, fencing, and landscaping as represented on the site plan and landscape plan, as amended on April 14, 2000, prepared by VRA Architects, and that the design of the project shall be consistent with the elevation drawings, amended on April 14, 2000, prepared by VRA Architects, .

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

**APPLICANT:** Wexner, Greenberg and Associates

**CAL. NO.** 114-00-S

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 11-I

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 2475 W. Montrose Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment residential use below the 2nd floor in a proposed 3-story 15 dwelling unit townhouse building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 townhouse development shall be constructed consistent with the site plan and elevation drawings prepared by Pappageorge Haymes Ltd., dated January 30, 2000.

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

**APPLICANT:** Lincoln Park Savings Bank

**CAL. NO.** 115-00-S

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 3234 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 a 4-lane drive through banking facility including a 1-story 2,805.6 sq. ft. building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 bank facility shall be constructed consistent with the layout as represented on the site plan prepared by The Hezner Corporation, dated September 2, 1999; that fencing and landscaping shall be installed as represented on the landscape plan prepared by The Hezner Corporation, dated January 13, 2000; that the design of the proposed drive-through bank facility shall be consistent with the elevation drawings prepared by The Hezner Corporation, dated march 31, 2000.

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

APPLICANT: LaSalle Bank, N.A.  
APPEARANCES FOR: Thomas Pikarski, Ben Gulino  
APPEARANCES AGAINST: None  
PREMISES AFFECTED-- 5200 W. Fullerton Avenue

CAL. NO. 116-00-S

MAP NO. 7-L

MINUTES OF MEETING  
April 14, 2000

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 2-lane drive-through facility in conjunction with an existing 2-story retail bank, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Panoramic Landscape Architects, dated March 30, 2000.

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

**APPLICANT:** AmeriKing, Inc.

**CAL. NO.** 117-00-S

**APPEARANCES FOR:** William J. Hennesey

**MAP NO.** 24-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 9917-69 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 drive-through facility in conjunction with a Burger King restaurant in a proposed 1-story building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 restaurant shall be constructed consistent with the layout, fencing and landscaping as represented on the site plan and landscape plan prepared by Mr Bo's, Inc., dated April 14, 2000; and that the project design is consistent with the elevation drawings prepared by Eddy Resner Engineering, dated April 14, 2000.

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

APPLICANT: Leona's Pizzeria, Inc.  
APPEARANCES FOR: Thomas S. Moore, Sam Toia  
APPEARANCES AGAINST: None  
PREMISES AFFECTED-- 1418-22 W. Fillmore Street

CAL. NO. 118-00-S

MAP NO. 2-G

MINUTES OF MEETING  
April 14, 2000

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 20 private passenger automobiles, in a B4-2 Restricted Service District, to serve the existing restaurant on premises at 1419 W. Taylor Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 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**

April 14, 2000

Cal. No. 118-00-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 striping shall be provided; that lighting shall be provided which is directed away from abutting residential properties;

That fencing and landscaping shall be installed as illustrated on the plan prepared by Raymond Shlaustas, dated April 12, 2000;

That ingress to the parking lot shall be from W. Fillmore Street; that egress from the parking lot shall be via the alley abutting the site to the north provided a waiver of the alley barrier requirement is obtained from the City Council; that the W. Fillmore Street driveway shall be constructed in accordance with applicable ordinances;

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

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

**APPLICANT:** McDonald's Corporation **CAL. NO.** 119-00-S  
**APPEARANCES FOR:** Amy C. Kurson, Rich Neubauer **MAP NO.** 6-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 2525 S. Dr. Martin Luther King, Jr. Drive

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, in an M1-4 Restricted Manufacturing District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 29, 2000; 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 McDonald's Restaurant shall be constructed consistent with the layout as represented on site plan prepared by McDonald's Corporation, dated April 12, 2000, provided that fencing and landscaping shall be installed as represented on the landscape plan prepared by Dahl Landscaping, dated April 12, 2000; that the design on the proposed drive-through restaurant shall be consistent with the elevation drawings prepared by McDonald's Corporation, dated April 12, 2000.

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

APPLICANT: McDonald's Corporation

CAL. NO. 120-00-S

APPEARANCES FOR:

MAP NO. 9-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
April 14, 2000

PREMISES AFFECTED-- 4038 W. Belmont Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
JUNE 16, 2000.

JOSEPH J. SPINGOLA  
BRIAN L. 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: McDonald's Corporation

CAL. NO. 121-00-S

APPEARANCES FOR:

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING

April 14, 2000

PREMISES AFFECTED-- 5614 N. Clark Street

NATURE OF REQUEST- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO  
JUNE 16, 2000.

THE VOTE

JOSEPH J. SPINGOLA  
BRIAN L. 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: Charisse Parham

CAL. NO. 122-00-A

APPEARANCES FOR:

MAP NO. 12-C

APPEARANCES AGAINST:

MINUTES OF MEETING:  
April 14, 2000

PREMISES AFFECTED- 1744 E. 55<sup>th</sup> Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
MAY 19, 2000.

JOSEPH J. SPINGOLA  
BRIAN L. 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:** Abraham Feinsilber

**CAL. NO.** 123-00-A

**APPEARANCES FOR:** Abraham Feinsilber

**MAP NO.** 11-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
April 14, 2000

**PREMISES AFFECTED-** 4409 N. Broadway

**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 L. CROWE  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

APPROPRIATE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Abraham Feinsilber, owner, on February 8, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the repair of audio and video equipment in conjunction with the retail of same in an existing 1-story building, in a B2-4 Restricted Retail District, on premises at 4409 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 2000, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 14, 2000; and

WHEREAS, the district maps show that the premises is located in a B2-4 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-4 Restricted Retail District; that the subject site is improved with a 1-story brick multi-store building; that the subject store premises has been occupied by the appellant for the last year and a half in the retail sale of small audio and video electronics, cordless phones and answering machines; that the subject store premises is 550 square feet and that the proposed video and audio repair operation would occupy approximately one-fourth of the existing store space; that the proposed repair work may be considered accessory to the principal retail business; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the repair of audio and video equipment, as an accessory use only, in conjunction with the retail sale of same in an existing 1-story building, on premises at 4409 N. Broadway, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Donald L. Neal **CAL. NO.** 124-00-A  
**APPEARANCES FOR:** Donald L. Neal **MAP NO.** 16-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
April 14, 2000  
**PREMISES AFFECTED-** 6455-57 S. Cicero Avenue  
**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 L. CROWE  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Donald L. Neal, owner, on January 31, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continuation of a used car sales lot, in a B2-1 Restricted Retail District, on premises at 6455-57 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 14, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that on June 2, 1980, the City Council rezoned the subject site from C1-1 Restricted Commercial zoning to B2-1 Restricted Retail zoning; that the subject site is a 61' x 95' lot occupied by a used car sales business and improved with a 1-story frame building; that testimony presented indicates that the appellant purchased the subject property in 1983; that the subject site has been occupied by a used car sales lot since 1987; that City records indicate that a business license, No. 104612, was issued in 1998 for Ed's Auto Sales at the subject site; that an outdoor used car sales lot requires C2 General Commercial District zoning; that under Section 8.3-2 of the zoning ordinance, the Board has no authority to permit the continuation of an outdoor used car sales lot at the subject site; it is therefore

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

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

**APPLICANT:** Raymond Gavcus **CAL. NO.** 125-00-A  
**APPEARANCES FOR:** Raymond Gavcus **MAP NO.** 14-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
April 14, 2000  
**PREMISES AFFECTED-** 6259 S. Kedzie 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 L. CROWE  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Raymond Gavcus, owner, on February 7, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the repair of audio and video equipment in conjunction with the retail sale of same in an existing 2-story store building, in a B2-1 Restricted Retail District, on premises at 6259 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 14, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story store and office building; that testimony presented indicates that the appellant has been selling and repairing electronics at the subject site for more than 10 years; that the appellant's repair license lapsed due to an oversight; that the repair work is subordinate in volume to the retail sales operation; that the repair work may be considered accessory to the existing retail sales operation; 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 repair of audio and video equipment, as an accessory use only, in conjunction with the retail sale of same in an existing 2-story store building, on premises at 6259 S. Kedzie Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Claudia M. Reifon

CAL. NO. 126-00-A

APPEARANCES FOR:

MAP NO. 18-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
April 14, 2000

PREMISES AFFECTED- 7407 S. Western Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO  
JUNE 16, 2000.

THE VOTE

JOSEPH J. SPINGOLA  
BRIAN L. 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:** Manuel Moreno

**CAL. NO.** 127-00-A

**APPEARANCES FOR:** Manuel Moreno

**MAP NO.** 4-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
April 14, 2000

**PREMISES AFFECTED-** 1322 W. 17<sup>th</sup> Place

**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 L. CROWE  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Manuel Moreno , owner, on February 23, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the location and establishment of an off-site parking lot, in an R4 General Residence District, on premises at 1322 W. 17<sup>th</sup> Place, to serve an auto accessory store and repair garage and one dwelling unit located at 1320 W. 18<sup>th</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 2000, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 14, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a paved, fenced parking lot having ingress and egress from W. 17<sup>th</sup> Place and the public alley abutting the site to the west; that the appellant operates an auto repair garage located at 1321 W. 17<sup>th</sup> Place and has an auto accessory store and one dwelling unit at 1320 W. 18<sup>th</sup> Street; that the appellant is seeking to establish an off-site parking lot at the subject site to serve the auto repair garage, auto accessory store and the one dwelling unit; that the subject site has been zoned for residential use since the adoption of the 1942 comprehensive amendment to the zoning ordinance; that under Section 7.12-2 of the zoning ordinance all parking spaces required for a one or two family dwelling, in an R4 General Residence District, "shall be located on the same zoning lot as the dwelling(s) served and that the parking spaces required for all other uses shall be located on the same zoning lot as the use served, excepted as provided for as a Special Use; in which case, uses, other than one or two family dwellings may be served by parking facilities located on

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 127-00-A

land other than the zoning lot on which the building or use served is located, provided such families are located within 500 feet walking distance of a main entrance to the use served.....”; that the Board has no authority under Section 7.12-2 of the zoning ordinance to permit the use requested; 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: Thomas J. McAuliffe

CAL. NO. 128-00-A

APPEARANCES FOR:

MAP NO. 16-L

APPEARANCES AGAINST:

MINUTES OF MEETING:  
April 14, 2000

PREMISES AFFECTED- 5524 W. 63<sup>rd</sup> Street

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

ACTION OF BOARD--

CASE CONTINUED TO  
JUNE 16, 2000.

**THE VOTE**

JOSEPH J. SPINGOLA  
BRIAN L. 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: Lincoln Penny Inc.

CAL. NO. 129-00-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
April 14, 2000

PREMISES AFFECTED- 424 N. Lincoln Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
JUNE 16, 2000.

JOSEPH J. SPINGOLA  
BRIAN L. 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: John G. Burke

CAL. NO. 372-99-S

APPEARANCES FOR:

MAP NO. 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING  
April 14, 2000

PREMISES AFFECTED-- 8134 S. Stony Island Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing parlor in an existing 1-story brick store building, in a C2-2 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO  
JUNE 16, 2000.

THE VOTE

JOSEPH J. SPINGOLA  
BRIAN L. 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: Earth Inc.

CAL. NO. 377-99-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
April 14, 2000

PREMISES AFFECTED-- 4617 W. Division Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an operation for the extraction of sand on a 2 acre parcel of land, in an M2-2 General Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO  
SEPTEMBER 15, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
R	e	c
u	s	e
d		
X		
X		
X		

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

APPLICANT: Larry Cohen

CAL. NO. 416-99-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
April 14, 2000

PREMISES AFFECTED-- 952 W. Belmont Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO  
JULY 21, 2000.

THE VOTE

JOSEPH J. SPINGOLA  
BRIAN L. 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:** Svigos Asset Management Company

**CAL. NO.** 24-00-Z

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 5-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
April 14, 2000

**PREMISES AFFECTED--** 2200 N. Southport Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 General Commercial District, the erection of a 4-story brick building on a through lot with a store and parking on the ground floor and 4 dwelling units above whose east and west front yards will be 13' instead of a 12' x 20' transitional front yard and with no north side yard instead of a 5' transitional side yard, and no rear yard instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

JOSEPH J. SPINGOLA  
BRIAN L. CROWE  
DEMETRI KONSTANTELOS  
LE ROY K. MARTIN, JR.  
GIGI MC-CABE 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 April 14, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 29, 2000; 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:** Radha K. & Idira D. Nair **CAL. NO.** 31-00-S  
**APPEARANCES FOR:** William J. Hennessy, Radha K. Nair **MAP NO.** 11-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
April 14, 2000  
**PREMISES AFFECTED--** 941-57 W. Wilson 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 Burger King restaurant with 16 proposed off-street parking spaces, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

JOSEPH J. SPINGOLA  
 BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; 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 and restaurant shall be constructed consistent with the layout, fencing and landscaping as represented on the site plan, landscape plan and elevation drawings prepared by Thomas V. Scesniak and Associates, dated April, 10, 2000.

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

APPLICANT: William Salas CAL. NO. 33-00-S

APPEARANCES FOR: James J. Banks, William Salas MAP NO. 7-J

APPEARANCES AGAINST: None MINUTES OF MEETING  
April 14, 2000

PREMISES AFFECTED-- 2850 N. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 14 private passenger automobiles to service an auto repair shop located at 2844-46 N. Kedzie, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA  
BRIAN L. 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 April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; 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 39a.)

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 33-00-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 a 7 foot landscape setback shall be provided with trees planted at a rate of one for every 25 feet of frontage;

That 6 feet high decorative solid wood fencing shall be provided on the north and south lot lines to screen the parking lot from abutting residential properties; that decorative iron fencing shall be provided at the rear of the landscaped setback area;

That interior landscaping shall be provided at the rate of 7.5% of the total parking area with one tree for every 125 sq. ft. of the 7.5% requirement;

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

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

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

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

APPLICANT: Marian Machlowski

CAL. NO. 35-00-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING

April 14, 2000

PREMISES AFFECTED-- 3642 W. George Street

NATURE OF REQUEST- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor of an existing 3-story brick building in its proposed conversion to 4 dwelling units, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
JUNE 16, 2000.

JOSEPH J. SPINGOLA  
BRIAN L. 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:** Staffing Network, L.L.C.  
**APPEARANCES FOR:** J. Patrick Hanley, Rob Rutter  
**APPEARANCES AGAINST:** Florence Stoller, et al  
**PREMISES AFFECTED--** 3648-50 W. Montrose Avenue

**CAL. NO.** 36-00-S

**MAP NO.** 11-J

**MINUTES OF MEETING**  
 April 14, 2000

**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 in an existing 2 & 1-story brick store building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 14, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; 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 2-story brick building containing 10 store premises; that the store premises located at 3648 W. Montrose is occupied by a day laborer employment facility; that the applicant proposes to establish a temporary labor employment facility at the subject site; that the applicant contends it is not a day laborer employment agency in that they place clients in weekly, monthly, and yearly-to-permanent job positions predominantly in the technical, clerical and skilled labor fields; that the proposed use will be open from 6 A.M. to 5 P.M., Monday through Friday and can serve up to 150 persons daily; that the proposed use is not necessary for the public convenience at the subject site in that another day laborer facility is located in the building at the subject site; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that an additional day laborer facility in this block will contribute to pedestrian and vehicular traffic; that the proposed day laborer facility would discourage other economic development on Montrose Avenue and is not in the public interest; it is therefore

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

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

APPLICANT: Centrum Realty Services, Inc.

CAL. NO. 42-00-S

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING

April 14, 2000

PREMISES AFFECTED-- 160 E. Illinois 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 proposed 15-story public parking facility with 783 automated spaces for private passenger automobiles, in a C3-6 Commercial-Manufacturing District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

THE VOTE

JOSEPH J. SPINGOLA  
BRIAN L. 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: Selwyn L. Levy

CAL. NO. 50-00-A

APPEARANCES FOR: None

MAP NO. 8-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
April 14, 2000

PREMISES AFFECTED- 610 W. 35<sup>th</sup> 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 L. CROWE  
DEMETRI KONSTANTELOS  
LEROY K. MARTIN, JR.  
GIGI McCABE-MIELE

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Kayissan Edwards **CAL. NO.** 54-00-A  
**APPEARANCES FOR:** Ralph M. Schelly, Kayissan Edwards **MAP NO.** 11-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
April 14, 2000  
**PREMISES AFFECTED-** 4709 N. Broadway  
**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 L. CROWE  
 DEMETRI KONSTANTELOS  
 LEROY K. MARTIN, JR.  
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Kayissan Edwards, owner, on December 4, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hair braiding parlor with the retail sale of beauty supplies on the 1<sup>st</sup> floor of a 3-story multi-store building, in a B3-5 General Retail District, on premises at 4709 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 14, 2000; and

WHEREAS, the district maps show that the premises is located in a B3-5 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-5 General Retail District; that the subject site is improved with a 3-story multi-store building; that the appellant seeks to establish a hair braiding salon with the retail sale of beauty supplies in a store in the subject building; that the subject store was previously occupied by business uses, the last use having been a cellular phone, beeper and electronic devices store; that the change of use to a hair braiding parlor with retail sales of beauty supplies is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hair braiding parlor with the retail sale of beauty supplies on the 1<sup>st</sup> floor of a 3-story multi-store building, on premises at 4709 N. Broadway, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 190-98-S

Jonathan McKenzie, for Hopewell M.B. Church, applicant, filed a written request for an extension of time in which to establish an off-site accessory parking lot for 13 private passenger automobile, on premises at 1746-56 W. 66<sup>th</sup> Street, to fulfill the parking requirement for the proposed expansion of a church located at 6600 S. Hermitage Avenue.

Mr. McKenzie stated that the extension of time would allow the church ample opportunity to address needs concerning the project.

Chairman Spingola moved that the request be granted and the time extended for establishing the aforesaid off-site accessory parking lot be extended to May 18, 2000. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 120-99-S

Lamont Cranston Strong, for Pillars Rock M.B. Church, applicant, presented a written request for an extension of time in which to complete the establishment of a 200 seat church with related uses in an existing 1-story masonry building with required parking on site, on premises at 6220 S. Damen Avenue.

Mr. Strong stated that the church was not able to complete all of the work involved in the establishment of the aforesaid church due to problems with drawings and permits. These problems have now been resolved and work is in progress but the requested extension of time is necessary to complete the work.

Chairman Spingola moved that the request be granted and the time for completing work on the church be extended to April 21, 2001. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 402-99-S

Bernard I. Citron, for Dubin Residentials (Mid-Town Bank and Trust Co. Tr. No. 2275), applicant, presented a written request for an amendment to the resolution granted by the Zoning Board of Appeals on December 19, 1999, in Cal.No. 402-99-S, for the establishment of dwelling units below the 2<sup>nd</sup> floor in the alteration of an existing 4-story brick building to condominiums and the erection of a 2-story parking addition for a total of 79 dwelling units and 99 off-street parking spaces, on premises at 1740-48 N. Maplewood Avenue.

Mr. Citron stated that his client, Dubin Residentials, is in the process of developing the property at 1740-48 N. Maplewood Avenue. One of the conditions of the Board's resolution was that the water tower located on the roof of the existing 4-story building be removed. In this instance, at the hearing held on December 19, 1999, Langdon Neal, the attorney for the then applicant, Mid-Town Bank and Trust Company, Tr. No. 2275) was not aware that the water tank on the subject building is in use, in sound repair, and currently certified by the City of Chicago.

Mr. Citron further requested that the condition attached to the granting of the special use be modified so as not to require the removal of the water tower on the building. The basis of the request is that it is necessary from a building code standpoint to keep a sprinkler system in the building and that the water tower is necessary to feed the sprinkler system.

Chairman Spingola moved that the request to amend the resolution granted by the Board in Cal. No 402-99-S be denied. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 361-99-Z

John J. Pikarski, Jr., for Steven S. Gadsby, applicant, presented a written request for a correction in the resolution adopted by the Board on December 10, 1999 for the erection of two 2-story 2 dwelling unit buildings whose front yards will be 15' instead of 20' and whose east and west side yards will be 4' each instead of 7.2', and whose buildings are situated on lots of 4,500 sq. ft. instead of 5,000 sq. ft. of minimum lot area, on premises at 2311-15 W. Montrose Avenue, in Cal. No. 361-99-Z.

Mr. Pikarski requested that the "Nature of Request" portion of the resolution be corrected to indicate that the applicant is seeking to erect "two 3-story 2 dwelling unit buildings" and not two 2-story 2 dwelling unit buildings at the subject site.

Chairman Spingola moved that the aforesaid error in the resolution granted by the Board in Cal. No. 361-99-Z was a scrivener's error and that the resolution be corrected as requested. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

April 14, 2000

Cal. No. 34-00-S

Marc H. Schwartz, for B.J. Lind, LLC, applicant, presented a written request for an amendment to the resolution granted by the Zoning Board of Appeals for the establishment of an off-site parking lot for up to 23 private passenger automobiles, on premises at 1040 W. Van Buren Street, to serve an existing 2-story office building located at 1030 W. Van Buren Street, on February 18, 2000, in Cal. No. 34-00-S.

Mr. Schwartz is requesting that the condition indicating "that ingress and egress shall be from W. Van Buren Street" be amended to read "that ingress and egress shall be from W. Gladys Avenue."

The basis for the amendment request is that the site drawings indicate access from W. Gladys Avenue and landscaping and benches on the Van Buren side of the site; that the landscaping plan shows significant landscaping on Van Buren and does not show access to the parking lot from Van Buren Street and that a memorandum from the Department of Transportation to the Department of Zoning indicates that it was always contemplated that access for the parking lot would be from W. Gladys Avenue.

Chairman Spingola moved that the resolution granted by the Board in Cal. No. 34-00-S be amended to read "that ingress and egress shall be from W. Gladys Avenue." The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Konstantelos, Martin, McCabe-Miele. Nays- No.

**MINUTES OF MEETING**

April 14, 2000

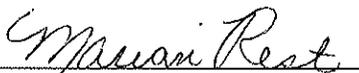
In other business, the Board voted on the record in the matter of Cal. No. 315-99-S, Applicant Joseph Halzel, for the approval of the location and the expansion (1,556 sq.ft. 2-story addition) of an adult book store to an existing 1-story existing adult use facility, in a C2-4 General Commercial District, on premises at 159-63 S. Halsted Street.

Chairman Spingola moved that the special use requested be denied. Members Crowe, Konstantelos, Martin and McCabe-Miele concurred and the application for the requested special use was denied.

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Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, May 19, 2000.

  
Secretary

**MINUTES OF MEETING**

April 14, 2000

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Chairman Spingola moved that the special use requested be denied. Members Crowe, Konstantelos, Martin and McCabe-Miele concurred and the application for the requested special use was denied.

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Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, May 19, 2000.

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Secretary