

**MINUTES OF MEETING**

June 16, 2000

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on May 19, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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

**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 June 16, 2000

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

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

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

**APPLICANT:** Witte Development, LLC **CAL. NO.** 167-00-Z  
**APPEARANCES FOR:** Daniel Lauer, Michael Clarke **MAP NO.** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED--** 1622-24 W. Ontario 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 4-story brick and masonry 4 dwelling unit building whose east and west side yards will be 3' instead of 4.8' whose rear yard will be 4' instead of 30', and whose height exceeds the 45' permitted by 5'.\*

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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 the resolution shall pertain to the building as depicted on the specific architectural plans prepared by Hanna Architects, Inc., dated August 1, 1999

\*Amended  
 BAZ 15

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

**APPLICANT:** JMM Contractors **CAL. NO.** 168-00-A  
**APPEARANCES FOR:** Gary I. Wigoda, Marla Mason **MAP NO.** 11-I  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED-** 4454 N. Maplewood 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
R e c u s e d			
	X		
	X		
	X		

**THE RESOLUTION:**

WHEREAS, JMM Contractors, owner, on April 4, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 lots of record, one of which is improved with an existing 2 dwelling unit building, the other to be improved with a single-family dwelling, both of which contain 3,750 sq.ft., in an R3 General Residence District, on premises at 4454 N. Maplewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 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, Sections 5.7-2(1), 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is an unimproved lot of record with a total square footage of 3,750 square feet.; that the property located immediately south of the site is improved with a 2 dwelling unit building; that the property to the south is also 3,750 square feet.; that the appellant seeks certification of the 2 lots of record in order to construct a single family residence at the subject site; that the evidence presented indicates that at the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance, Section 7.5(2) provided that in an R3 General Residence District, a two-dwelling unit building could be established on a lot of record as small as 3,750 square feet and, therefore, the property located to the south was a legal non-conforming use and that the subject site property was a separate zoning lot; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal and has a right to construct a single-family dwelling at the subject site; it is therefore

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

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 168-00-A

RESOLVED, that the appeal be and it is hereby sustained and the decision of the Office of the Zoning Administrator be and is hereby reversed and he is authorized to certify 2 lots of record, one of which is improved with an existing 2 dwelling unit building, the other to be improved with a single-family dwelling, both of which contain 3,750 square feet, on premises at 4454 N. Maplewood Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gary Poter

CAL. NO. 169-00-Z

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED-- 1418 W. Cortez 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 4th floor addition to an existing 3-story brick building converted to 7 dwelling units, all of which will have no front yard instead of 10.4 and no rear yard instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO  
AUGUST 18, 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:** Robert Bernard **CAL. NO.** 170-00-Z  
**APPEARANCES FOR:** James J. Banks, Alesya Bernard **MAP NO.** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED--** 1955-61 N. Burling Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence/S.D.#19 Sub "B" District, the erection of a 2-story with basement addition to the north side of an existing 2 & 3-story brick and masonry single family dwelling, whose north side yard will be 9" instead of 7.5', and with 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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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: Kevin Barry & Steve Herman

CAL. NO. 171-00-Z

APPEARANCES FOR: Thomas S. Moore, Steve Herman

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED-- 1144 W. Diversey Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 4-story store and 3 dwelling unit building on a lot which will provide 993.66 sq. ft. lot area per unit which is more than 90% of the required 1,000 sq. ft. per unit.

ACTION OF BOARD--

VARIATION GRANTED.

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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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:** Catholic Bishop of Chicago **CAL. NO.** 172-00-Z  
**APPEARANCES FOR:** Thomas S. Moore **MAP NO.** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED--** 3901-11 N. Bell Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story school addition to the St. Benedict Church and School facility, which school addition will increase the floor area to a ratio of 1.24 and which addition will have a front yard of 7.09' instead of 20', and whose south side yard will be 12' instead of 12.66'.

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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: State and Division, L.L.C.

CAL. NO. 173-00-Z

APPEARANCES FOR:

MAP NO. 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED-- 1163-69 N. State Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 General Retail District, the erection of a 4th floor addition to the existing 3-story brick and masonry building which is presently vacant but will contain retail on the ground floor and offices above, with provisions for 1 instead of 2 required 10' x 25' loading berths and no transitional front yard on E. Division Street instead of the required 5' x 10.2' front yard.

ACTION OF BOARD--

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:** Chicago Title & Trust, Tr. #1107790 **CAL. NO.** 174-00-A  
**APPEARANCES FOR:** Mark J. Kupiec **MAP NO.** 2-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED-** 2138 W. Jackson Boulevard  
**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, Chicago Title & Trust, Tr. #1107790, owner, on April 5, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 lots of record, one improved with a 3-dwelling unit building and the other previously improved with a similar structure now demolished, in an R5 General Residence District, on premises at 2138 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 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 June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 21.2' wide by 75' long unimproved parcel of land with no alley access; that the appellant is seeking to subdivide the subject property into 2 lots of record in order to allow the construction of a 20' x 40.5' 3-story 2 dwelling unit building with no parking at the subject site; that the evidence presented indicates that the subject site consists of two legal lots of record; that Section 7.12(2) of the zoning ordinance provides that on lots of record which are 33 feet or less in width, which are to be improved with a one or two dwelling unit building, and for which no alley has been dedicated to the rear, accessory parking facilities shall not be required; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 174-00-A

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 2 lots of record, one improved with a 3-dwelling unit building and the other previously improved with a similar structure now demolished, with no on-site accessory parking is required, on premises at 2138 W. Jackson Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Chicago Title & Trust, Tr. #1107790 **CAL. NO.** 175-00-Z  
**APPEARANCES FOR:** Mark J. Kupiec **MAP NO.** 2-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED--** 2138 W. Jackson Boulevard

**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 2 dwelling unit building with no front yard to the stairs and 10' to the building instead of 9' required with no east or west side yards instead of 2.12' each, and whose rear yard will be 24.5' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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 June 16, 2000, the Board sustained an appeal by the applicant to permit the establishment of two lots of record, one improved with a 3 dwelling unit building and the other previously improved with a similar structure which is now demolished with no on-site accessory parking required, at the subject site, in Cal. No. 175-00-Z; that the applicant seeks in the instant case to erect a 3-story 2 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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:** Chicago Title & Trust, Tr. #1107784 **CAL. NO.** 176-00-Z  
**APPEARANCES FOR:** Mark J. Kupiec **MAP NO.** 2-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED--** 2136 W. Jackson Boulevard

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the reduction of east and west side yards to 0' in order to allow the resubdivision of 2 lots having an area of 1,590 sq. ft. each, one of which is improved with a 3-story 3 dwelling unit building.

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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 June 16, 2000, the Zoning Board of Appeals sustained an appeal by the applicant to permit the establishment of 2 lots of record, one improved with a 3 dwelling unit building and the other previously improved with a similar structure now demolished, at the subject site, in Cal. No. 174-00-A; that the Board also approved the erection of a 3-story 2 dwelling unit building with no front yard to the stairs and 10' to the building instead of 9' required with no east or west side yards instead of 2.12' each, and whose rear yard will be 24.5' instead of 30 feet, on premises at 2138 W. Jackson Boulevard, in Cal. No. 175-00-Z; 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: 824 W. Superior Street

CAL. NO. 177-00-Z

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED-- 824 W. Superior Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-4 General Commercial District, the erection of a 6-story addition to the west of and 5th and 6th floor addition to the top of an existing 4-story brick building all of which will contain retail space and 40 dwelling units and will have no rear yard instead of 30' from the lowest residential unit.

ACTION OF BOARD--

CASE CONTINUED TO  
AUGUST 18, 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:** N. Hassan Syed

**CAL. NO.** 178-00-S

**APPEARANCES FOR:** Thomas S. Moore, N. Hassan Syed

**MAP NO.** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 16, 2000

**PREMISES AFFECTED--** 1600-08 W. Grace 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 in a proposed 3-story 5 dwelling unit town house, in a B4-2 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 applicant shall construct the proposed 3-story 5 dwelling unit town house building in substantial compliance with the site plan prepared by Morgante, Wilson Architects, Ltd., dated May 25, 2000.

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

**APPLICANT:** N. Hassan Syed

**CAL. NO.** 179-00-Z

**APPEARANCES FOR:** Thomas S. Moore, N. Hassan Syed

**MAP NO.** 9-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 16, 2000

**PREMISES AFFECTED--** 1600-08 W. Grace Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 5 dwelling unit townhouse whose front yard will be 3' instead of 5', and whose set back from along N. Ashland Avenue will be 3'.

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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 June 16, 2000, the Board approved, in Cal. No. 178-00-S, the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 3-story 5 dwelling unit town hours, 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:** Bob Horner **CAL. NO.** 180-00-S

**APPEARANCES FOR:** James J. Banks, Bob Horner **MAP NO.** 2-G

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 16, 2000

**PREMISES AFFECTED--** 117-23 S. Morgan 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 in a proposed 9\*-story 166\* dwelling unit building, in a B4-4 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 applicant shall comply with Section 11.11A-4 of the Chicago Zoning Ordinance which requires Department of Planning and Development review of site plans and elevation drawings of multi-level garages.

Amended at the public hearing.  
BAZ 16

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

**APPLICANT:** Bob Horner **CAL. NO.** 181-00-Z  
**APPEARANCES FOR:** James J. Banks, Bob Horner **MAP NO.** 2-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED--** 117-23 S. Morgan Street

**NATURE OF REQUEST--**Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 9\*-story brick and masonry 166\* dwelling unit building, whose front yard will be 6' instead of 14.26', and whose rear yard will be 6'\* instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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 June 16, 2000, the Board approved, in Cal. No. 180-00-S, the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 9-story 166 dwelling unit building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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:** Cathy Van Alstin & Dorothy Krause

**CAL. NO.** 182-00-Z

**APPEARANCES FOR:** Dorothy Krause

**MAP NO.** 7-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 16, 2000

**PREMISES AFFECTED--** 2830 N. Damen Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of an 815 sq. ft. 3rd floor addition to the existing 2-story 2 dwelling unit building with decks, and to erect a 12' high masonry wall along the alley, and to reconstruct an existing garage, all of which additions will have no east front yard instead of 8.37', a north side yard of 1'-5" instead of 6', 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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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:** Lots of Chicago, Inc. **CAL. NO.** 183-00-S  
**APPEARANCES FOR:** William D. Dallas, Andriyous Youkhana **MAP NO.** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 16, 2000  
**PREMISES AFFECTED--** 842 W. Washington 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 indoor and outdoor public parking facility for up to 65 private passenger automobiles in a 1-story brick building, in a C3-3 Commercial Manufacturing 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 applicant proposes to establish a non-accessory public parking facility at the subject site consisting of a one-story parking garage and a small 11-space outdoor surface parking lot for a total of up to 65 parking spaces; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the subject indoor and outdoor parking spaces shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked at the subject parking facilities at any time;

(Additional conditions follow on page 19a.)

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 183-00-S

That the exterior parking area shall be improved with a compacted macadam base, not less than 4 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 5 foot high decorative wrought-iron type metal fence shall be provided on the north property line of the exterior parking area;

That striping and lighting shall be provided;

That ingress to and egress from the exterior and interior parking spaces shall be from driveways located on N. Peoria Street and W. Washington Boulevard; that the driveways shall be constructed in accordance with applicable ordinances;

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

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

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

**APPLICANT:** All For Doggies, L.L.C.

**CAL. NO.** 184-00-S

**APPEARANCES FOR:** Alexander Domanskis

**MAP NO.** 5-K

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 16, 2000

**PREMISES AFFECTED--** 1745 N. Kolmar Avenue, Unit D

**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 kennel and cattery in an existing 1 & 2 story brick building, in an M2-2 General 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 subject site is improved with a 1-story brick manufacturing building; that the applicant proposes to establish a dog kennel offering dog day care, boarding, grooming, training and related activities at the subject site; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

**APPLICANT:** Midland Federal Savings & Loan Association **CAL. NO.** 185-00-S  
**APPEARANCES FOR:** James J. Banks, Richard Taylor **MAP NO.** 10-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 16, 2000  
**PREMISES AFFECTED--** 4038-40 S. Archer Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing bank in a 1-story brick building, in a C2-2 General Commercial 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 applicant shall install a sign at the California Street exit lane indicating "Right Turn Only" during the peak traffic hours of 4 P.M. to 6 P.M., weekdays.

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

**APPLICANT:** Church of the Valley **CAL. NO.** 186-00-S  
**APPEARANCES FOR:** James J. Banks, Arturo Santana **MAP NO.** 5-M  
**APPEARANCES AGAINST:** Annie Beckman, Anna Milewska **MINUTES OF MEETING**  
June 16, 2000  
**PREMISES AFFECTED--** 6115 W. Fullerton Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 192 seat church in an existing 1-story brick 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 vacant 1-story brick structure consisting of 4 interconnecting buildings; that the applicant church was previously located at 1048 W. Barry Avenue and is seeking to relocate to the subject site; that the proposed use is necessary for the public convenience at this location to continue to meet the needs of its congregation; that the proposed use, which will provide on-site parking at the rear of the subject building, 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 be compatible with the mixed residential and business 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 parking area abutting the subject building to the south shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 22a.)

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 186-00-S

That the parking area abutting the subject building to the south 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 and lighting shall be provided;

That ingress to and egress from the parking area shall be from the public alley abutting the subject building to the south, provided a waiver of the alley barrier requirement is obtained from the City Council

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

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

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

**APPLICANT:** Chicago Board of Education

**CAL. NO.** 187-00-S

**APPEARANCES FOR:** Terry L. Diamond

**MAP NO.** 13-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
June 16, 2000

**PREMISES AFFECTED--** 5430-58 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 108 private passenger automobiles, in a B2-2 Restricted Retail, to satisfy the off-street parking requirement for the new Region One High School located at 5501 N. Kedzie 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 23a.)

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 187-00-S

That the exterior surface parking 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 4 foot high decorative wrought-iron type metal fencing shall be provided on the north and east lot lines, excepting the driveway; that a 5 foot high decorative solid wood fence shall be provided on the west lot line to screen the parking lot from abutting residential property;

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

That ingress and egress shall be from N. Kedzie Avenue; that the driveway shall be constructed in compliance with applicable ordinances;

That landscaping shall be installed consistent with the landscaping plan prepared by O'Donnell, Wickland, Pigozzi, and Peterson, Architects, Inc., dated June 15, 2000;

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

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

**APPLICANT:** Chicago Board of Education

**CAL. NO.** 188-00-Z

**APPEARANCES FOR:** Terry L. Diamond

**MAP NO.** 14-D

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
June 16, 2000

**PREMISES AFFECTED--** 1414 E. 61<sup>st</sup> Place

**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 17,770 sq. ft. 2-story addition to the existing 2-story Andrew Carnegie School, which addition will have a north front yard of 8.5' instead of 15', an east side yard of 12' instead of 20', and no mid-point rear yard on an existing through-lot.

**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 June 16, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 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:** William Van Straaten **CAL. NO.** 189-00-Z  
**APPEARANCES FOR:** Steven Zaris, William Van Straaten **MAP NO.** 1-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 16, 2000  
**PREMISES AFFECTED--** 464-74 N. Milwaukee Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an art gallery on the 1st floor of an existing 1, 2 & 3-story brick building, in an M2-4 General 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
R	e	c
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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 an off-site parking lot for 6 private passenger automobiles and a loading berth shall be shall be located at 724 W. Hubbard Street, as provided for in Cal. No. 190-00-S, to satisfy the off-site parking and loading requirements for the aforesaid art galley and office development at the subject site.

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

**APPLICANT:** William van Straaten **CAL. NO.** 190-00-S  
**APPEARANCES FOR:** Steven Zaris, William van Straaten **MAP NO.** 1-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 16, 2000  
**PREMISES AFFECTED--** 724 W. Hubbard 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 6 private passenger automobiles and a loading berth, in an M2-4 General Manufacturing District, to satisfy the off-site parking requirement for an art gallery and office development located at 464-74 W. Milwaukee Avenue.

**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
R e c u s e d		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 June 16, 2000, the Board approved, in Cal. No.189-00-S, the establishment of an art gallery on the 1<sup>st</sup> floor of an existing 1, 2 & 3 story brick building located at 464-74 N. Milwaukee 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 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 26a.)

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 190-100-S

That the parking 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 decorative wrought-iron type metal fencing shall be provided on the west lot line and on the south lot line, excepting the driveway

That striping and lighting shall be provided;

That ingress to and egress from the exterior parking lot shall be from W. Hubbard Street; that the driveways shall be constructed in accordance with applicable ordinances;

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

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

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

**APPLICANT:** Holy Covenant Missionary Baptist Church **CAL. NO.** 191-00-S  
**APPEARANCES FOR:** Philip S. Witt **MAP NO.** 20-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
 June 16, 2000  
**PREMISES AFFECTED--** 8308 S. Halsted Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 224 seat church in a proposed 1-story masonry building, in a B2-1 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 September 20, 1996, the Board approved the establishment of the applicant church in a proposed 1-story building at the subject site, and an off-site accessory parking lot for 15 private passenger automobiles at 8330 S. Halsted Street to fulfill the parking requirements for the applicant church; that the testimony presented in Cal. Nos. 368-96-S and 369-96-S respectively, is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the parking area at the rear of the proposed 1-story building shall be paved and striped; that concrete wheel stops shall be provided; that lighting shall be provided; that the balance of the required parking spaces shall be located off-site at 8330 S. Halsted Street, as provided for in Cal. No. 369-96-S.

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

APPLICANT: Walgreen Co.

CAL. NO. 192-00-S

APPEARANCES FOR: Paul A. Kolpak

MAP NO. 14-M

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 16, 2000

PREMISES AFFECTED-- 6000-24 W. 63<sup>rd</sup> 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-thru facility in conjunction with a proposed 1-story 15,772 sq. ft. Walgreens retail store, in a M2-2 General Manufacturing 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 facility shall be built consistent with the site plan and elevations prepared by A.C. Alexander, Ltd., dated June 13, 2000 and installs landscaping consistent with the landscaping plan prepared by A.C. Alexander, Ltd., dated June 13, 2000.

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

**APPLICANT:** Erin Properties Corp.

**CAL. NO.** 193-00-S

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 9-G

**APPEARANCES AGAINST:** David A. Wenniger

**MINUTES OF MEETING**  
June 16, 2000

**PREMISES AFFECTED--** 3260 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 an off-site parking space in an existing garage located in a store and 32 dwelling unit building containing 33 parking spaces, in a B4-2 Restricted Service District, on premises at 3260 N. Clark Street, to satisfy the off-street parking requirement for Unit B of a 6-dwelling unit residential building located at 3215 N. Wilton 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 in that the current parking space for Unit B in the residential building located at 3215 N. Wilton Avenue floods on a regular basis and is unusable for the tenant of Unit B; that the subject parking space located at 3250 N. Clark Street is not required for the units in that building; that the proposed use is so designed, located and proposed to be operated so that the public health, safety and welfare will be adequately protected; that there is no evidence of any adverse impact that will be caused by the proposed use 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 parking space located at the subject site shall be designed by name plate as reserved parking for the tenant of Unit B located in the residential building at 3215 N. Wilton; and be it further

Additional condition(s) follow on page 29a.)

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 193-00-S

RESOLVED, that a restrictive Covenant shall be recorded with the Recorder of Deeds of Cook County, Illinois limiting the use of the subject parking space located at 3260 N. Clark Street as the required off-street parking for Unit B located in the residential building at 3215 N. Wilton Street and which instrument shall prohibit the separation of said parking space at 3260 N. Clark Street from the use of said Unit B at 3215 N. Wilton Street.

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

APPLICANT: B & B Jewelry & Loan Co.

CAL. NO. 194-00-S

APPEARANCES FOR: Kenneth Rosenburg, Rosalinda Moraga

MAP NO. 11-J

APPEARANCES AGAINST: None

MINUTES OF MEETING  
June 16, 2000

PREMISES AFFECTED-- 3609 W. Montrose Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in conjunction with a jewelry shop in an existing 2-story with basement brick store and apartment building, 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 June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 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 there shall be no overhanging or neon flashing signs located at the subject site advertising the subject pawn shop.

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

**APPLICANT:** Minute Men of Illinois, Inc.

**CAL. NO.** 195-00-S

**APPEARANCES FOR:**

**MAP NO.** 6-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 16, 2000

**PREMISES AFFECTED--** 4137 W. 26<sup>th</sup> Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment facility in an existing 1-story store building, in a B5-2 General Service District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
AUGUST 18, 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:** Hassan H. Ali **CAL. NO.** 196-00-A  
**APPEARANCES FOR:** Michael J. Castellino, Hassan H. Ali **MAP NO.** 14-C  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED-** 1705 E. 55<sup>th</sup> Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Hassan H. Ali, for Maria Schuster, owner, on April 4, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor on the 1<sup>st</sup> level of a 3-story brick store and apartment building, in an R6 General Residence District, on premises at 1705 W. 55<sup>th</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 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 7.3-6."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

WHEREAS, the district maps show that the premises is located in an R6 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 R6 General Residence District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the appellant seeks to establish a beauty parlor in a store premises in the subject building; that the subject store premises was previously occupied by a beauty parlor, which use ceased operation in October, 1999; 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 establishment of a beauty parlor on the 1<sup>st</sup> level of a 3-story brick multi-store and apartment building, on premises at 1704 E. 55<sup>th</sup> Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Marian Gorzynski **CAL. NO.** 197-00-A

**APPEARANCES FOR:** Mark J Kupiec, Marian Gorzynski **MAP NO.** 14-M

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000

**PREMISES AFFECTED-** 5626 W. 63<sup>rd</sup> Place

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

**ACTION OF BOARD--**

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

**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, Marian Gorzynski, owner, on March 16, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop with engine rebuilding in an existing 1-story brick garage type building, in a B2-1 Restricted Retail District, on premises at 5626 W. 63<sup>rd</sup> Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered march 16, 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, Sections 7.5-3, 7.12." ."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 1-story brick garage building; that the appellant proposes to establish a garage at the subject site for the storage, repair and servicing of automobiles including body repair, engine rebuilding and painting; that the evidence presented indicates that the subject premises was occupied by a motor vehicle repair garage doing repair, painting, body repair, engine rebuilding and storage prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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 establishment of an auto repair shop with engine rebuilding, body repair, painting and storage in an existing 1-story brick garage type building, on premises at 5626 W. 63<sup>rd</sup> Placed, upon condition that all repair work shall be performed within the subject garage building; that all vehicles that have been repaired or are awaiting repair shall be stored within the subject building and not on the public sidewalk and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** George & Rhonda Buckley **CAL. NO.** 198-00-A  
**APPEARANCES FOR:** George & Rhonda Buckley **MAP NO.** 20-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED-** 8056 S. Ashland 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, George and Rhonda Buckley, for Viola Gaggini, owner, on April 13, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 3-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 8056 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 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 June 16, 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 3-story brick multi-store and apartment building; that the appellants seek to establish a beauty parlor in a vacant store premises in the 3-story store and apartment building at the subject site; that the subject store has been previously occupied by business uses, the last use having been a record shop which ceased operation in November, 1999; that the change of use from a record shop to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a 3-story brick store and apartment building, on premises at 8056 S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Friday and from 6 A.M. to 6 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Eva Ortiz

CAL. NO. 199-00-A

APPEARANCES FOR: None

MAP NO. 14-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED- 4220 W. 63<sup>rd</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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Speed, Inc. **CAL. NO.** 200-00-A  
**APPEARANCES FOR:** Bob Alvarado **MAP NO.** 15-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 15, 2000  
**PREMISES AFFECTED-** 3547 W. Peterson 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, Speed, Inc., for Elly Baumol, owner, on April 3, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail printing establishment in an existing 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 3547 W. Peterson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 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 June 16, 2000; and

WHEREAS, the district maps show that the premises is located in 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 the subject site is improved with a 1-story brick store building occupied by the subject printing business; that the subject printing business has been located at the subject site for the past three years and does copy work and printing jobs for neighborhood businesses; that the appellant inadvertently allowed its business license to expire; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail printing establishment in an existing 1-story brick store building, on premises at 3547 W. Peterson 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:** John N. Nitti  
**APPEARANCES FOR:** John N. Nitti  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED-** 1321 W. Grand Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**CAL. NO.** 201-00-A  
**MAP NO.** 1-G  
**MINUTES OF MEETING:**  
 June 16, 2000

**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, John N. Nitti, owner, on April 14, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale business in conjunction with a retail food store in an existing 3-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 1321 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 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 June 16, 2000; and

WHEREAS, the district maps show that the premises is located in a B2-2 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 B2-2 Restricted Retail District; that the subject site is improved with a 3-story brick store and apartment building; that on September 17, 1993, the Board sustained an appeal filed by the appellant to permit wholesaling in conjunction with retail food sales in the store at the subject site, in Cal. No. 280-93-A; that the appellant operated a retail food store with wholesale activity at the subject site for many years but was forced to move to larger premises in the area due to the increase in business; that the appellant is now seeking the necessary licenses to re-open his business at the subject site; that the proposed wholesale activity consists of repackaging imported Italian food items purchased in bulk for sale to stores and restaurants in the area; that the wholesale activity is confined to a 300 sq. ft. rear portion of the store premises; that the wholesaling of imported Italian food items to stores and restaurants, which is subordinate in scope to the principal retail food sales activity, may be considered an accessory use to the principal retail operation; 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

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 201-00-A

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 wholesale business, as an accessory use only, in conjunction with a retail food store in an existing 3-story brick store and apartment building, on premises at 1321 W. Grand 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:** Jose Campoverde **CAL. NO.** 202-00-A  
**APPEARANCES FOR:** Jose Campoverde **MAP NO.** 9-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED-** 3401 N. Kolmar Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Jose Campoverde, owner, on April 14, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of retail food store in an existing non-conforming store and apartment building, in an R3 General Residence District, on premises at 3401 N. Kolmar Street; 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 6.4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site has been zoned for residential use since the inception of the first zoning ordinance in 1923; that the subject site is improved with a two-story non-conforming store and apartment building; that the appellant seeks to establish a retail food store in the vacant store premises at the subject site; that the appellant argues that the subject store was occupied by a retail food store which ceased operation three or four years ago; that the Board finds that any business use of the subject premises since 1923 would have been a non-conforming use due to the property's residential zoning; that Section 6.4-8 of Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that the said section provides, in part, that any building, or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 202-00-A

period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, *or* 40 years after the effective date of the comprehensive amendment on June 27, 1957, whichever last occurs; that as of June 27, 2000, the subject site building has been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming building that has reached its amortization termination date; 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:** Tenggren-Mehl & Co., Inc. **CAL. NO.** 203-00-A  
**APPEARANCES FOR:** Stanford E. Gass, James Sczyrpk **MAP NO.** 13-O  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED-** 7626 W. Foster 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, Tenggren-Mehl & Co., Inc., for Sutton Realty, owner, on March 22, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a drapery shop in an existing 1-story non-conforming multi-store building, in an R2 Single-Family Residence District, on premises at 7626 W. Foster Avenue;

WHEREAS, the decision of the Office of the Zoning Administrator rendered march 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick non-conforming multi-store building built prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject site was previously zoning for business uses; that the subject drapery shop has been located at the subject site for the past 11 years producing custom-made draperies for local interior decorators; that the business operation consists of 4 employees using 4 sewing machines; that the majority of the work is done by hand; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a drapery shop in an existing 1-story non-conforming multi-store building, on premises at 7626 W. Foster Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 4:30 P.M., Monday through Friday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Flor Angela Lopez & Herminio Lopez **CAL. NO.** 204-00-A  
**APPEARANCES FOR:** Rick Olivera, Flor Angela Lopez **MAP NO.** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED-** 4528 ½ N. Damen 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, Flor Angela Lopez and Herminio Lopez, for Stanko Teahar, owner, on March 21, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a flower shop and tailor shop in a 3-story non-conforming store and apartment building, in an R3 General Residence District, on premises at 4528 ½ Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 29, 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story non-conforming store and apartment building; that the subject premises was previously occupied by the subject tailor/flower shop from 1994 to 1998; that the previous business license expired in 1998; that the appellant, Flor Angela Lopez was employed by the previous manager of the business and is now taking over the management and daily operation of the 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 appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator and it hereby is reversed and he is authorized to permit the establishment of a flower shop and tailor shop in a 3-story non-conforming store and apartment building, on premises at 4528 ½ N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 10 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 license is issued.

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

**APPLICANT:** Karen E. McCoy **CAL. NO.** 205-00-A  
**APPEARANCES FOR:** Mark J. Kupiec, Karen K. McCoy **MAP NO.** 18-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 2000  
**PREMISES AFFECTED-** 7816 ½ S. Ashland 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, Karen E. McCoy, for Fannie Mosley, owner, on April 19, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in an existing 1 and 2-story brick store building, in a B2-1 Restricted Retail District, on premises at 7816 ½ S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 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 June 16, 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 the subject site is improved with a 1 and 2-story brick store building; that the appellant has operated a beauty parlor at the subject site since 1994; 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in an existing 1 and 2-story brick store building, on premises at 7816 ½ S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Tyrone DeAndre Hawthorne **CAL. NO.** 206-00-A  
**APPEARANCES FOR:** Tyrone DeAndre Hawthorne **MAP NO.** 18-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED-** 1378 W. 79<sup>th</sup> Street  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Tyrone DeAndre Hawthorne, for Wade J. Parrott, owner, on April 13, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail clothing and music store in a 3-story non-conforming store and apartment building in an R3 General Residence District, on premises at 1378 W. 79<sup>th</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 3-story brick non-conforming store and apartment building; that the appellant has operated the subject retail clothing and music store in the subject store premises since March, 2000; that the store premises has been previously occupied by business uses, the last use have been a beauty parlor which ceased operation in December, 1999; that the change of use from a beauty parlor to a retail clothing and music store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 and it hereby is reversed and he is authorized to permit the establishment of a retail clothing and music store in a 3-story non-conforming store and apartment building, on premises at 1378 W. 79<sup>th</sup> Street, upon condition that the hours of operation shall be limited to the hours between 10 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.

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

**APPLICANT:** McDonald's Corporation **CAL. NO.** 120-00-S

**APPEARANCES FOR:** Amy C. Kurson, Richard Neubauer **MAP NO.** 9-K

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 16, 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**

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 June 16, 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 drive-through facility and restaurant shall be built in compliance with the site plan and elevation drawings prepared by the McDonald's Corporation, dated May 26, 2000.

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

**APPLICANT:** McDonald's Corporation **CAL. NO.** 121-00-S  
**APPEARANCES FOR:** Amy C. Kurson, Richard Neubauer **MAP NO.** 15-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
June 16, 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--**

**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 June 16, 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 facility and restaurant shall be constructed in compliance with the site plan and elevation drawings prepared by McDonald's Corporation, dated May 26, 2000.

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

**APPLICANT:** Claudia M. Reifon **CAL. NO.** 126-00-A

**APPEARANCES FOR:** Algis F. Baliunas, Victor Reifon **MAP NO.** 18-H

**APPEARANCES AGAINST:** Osceola Latham **MINUTES OF MEETING:**  
June 16, 2000

**PREMISES AFFECTED-** 7407 S. Western 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, Claudia M. Reifon, for Sharon Finn, owner, on February 10, 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 B2-2 Restricted Retail District, on premises at 7407 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 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 June 16, 2000; and

WHEREAS, the district maps show that the premises is located in a B2-2 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 B2-2 Restricted Retail District; that the subject site is improved with a used car lot including a 1-story trailer office structure; that the subject site was rezoned by the City Council approximately 20 years ago from C1-2 Restricted Commercial to B2-2 Restricted Retail; that the subject used car business has been located at the subject site since January 1, 2000; that the evidence presented indicates that the subject property has been occupied by a used car lot for approximately 50 years; that the last business license at this location expired in August 15, 1999; 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 her appeal; it is therefore

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 126-00-A

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 continuation of a used car sales lot, on premises at 7407 S. Western Avenue, upon condition that the subject property shall be enclosed by a 6 foot high chain link fence; that all automobiles for sale shall be contained within the fenced property and that no vehicles for sale shall be parked on the public way; that a rodent extermination service shall be employed on a regular basis by the appellant to eliminate the existing rodent problem at the site; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Thomas J. McAuliffe **CAL. NO.** 128-00-A  
**APPEARANCES FOR:** Thomas J. McAuliffe **MAP NO.** 16-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
June 16, 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--**

**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, Thomas J. McAuliffe, owner, on February 8, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a single room occupancy facility in an existing 2-story brick building, in an R2 Single-Family Residence District, on premises at 5524 W. 63<sup>rd</sup> Street; 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick residential building; that on March 30, 1984, the City Council rezoned the subject site from R3 General Residence to R2 Single-Family Residence; that testimony presented indicates that the subject building was built in 1924 as a rooming house containing 24 rooms and has always been occupied as a rooming house; that the appellant seeks to establish a single room occupancy facility for male tenants only at the subject site; 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 establishment of a single-room occupancy facility in an existing 2-story brick building, on premises at 5524 W. 63<sup>rd</sup> Street; upon condition that the building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Lincoln Penny, Inc. **CAL. NO.** 129-00-A  
**APPEARANCES FOR:** June & Samuel Burrows **MAP NO.** 7-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 June 16, 2000  
**PREMISES AFFECTED-** 2424 N. Lincoln 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
JOSEPH J. SPINGOLA			X
BRIAN L. CROWE	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

**THE RESOLUTION:**

WHEREAS, Lincoln Penny, Inc., for Jim & June Burrows, owner, on February 28, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a liquor facility in conjunction with an existing movie theater in a 1 & 2-story brick building, in a B4-3 Restricted Service District, on premises at 2424 N. Lincoln Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2000; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service 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 B4-3 Restricted Service District; that the subject site is improved with the 2-story "Three Penny" Movie theater; that the appellants have been operating the existing movie theater for the past 13 years; that the theater is not a family-oriented theater in that it specializes in foreign films and art house films; that the appellant is seeking to provide beer and wine to its customers during its evening business hours; that the beer and wine will be served at a separate bar area located away from the usual candy/popcorn concession area; that the serving of beer and wine to of-age persons during evening business hours may be considered accessory to the existing movie theater 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 establishment of a liquor facility serving beer and wine as an accessory use only in conjunction with an exiting movie theater in a 1 and 2-story brick building, on premises at 2424 N. Lincoln Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** John G. Burke  
**APPEARANCES FOR:** Reed Lee, John G. Burke  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 8134 S. Stony Island Avenue

**CAL. NO.** 372-99-S

**MAP NO.** 20-D

**MINUTES OF MEETING**  
June 16, 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 tattoo and body piercing parlor in an existing 1-story brick store building, in a C2-2 General Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

CASE UNDER ADVISEMENT.

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: Marian Machlowski

CAL. NO. 35-00-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 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  
AUGUST 18, 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:** Bruce Abbey

**CAL. NO.** 75-00-S

**APPEARANCES FOR:** Bruce Abbey

**MAP NO.** 20-C

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

**PREMISES AFFECTED--** 8065 S. Stony Island Avenue

April 14, 2000 and

June 16, 2000

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the continuation of a car wash in an existing 1-story brick building, in a C2-2 General Commercial 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 and June 16, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 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 hours of operation shall be limited to the hours between 9A.M. and 7 P.M., daily;

That all vehicles awaiting washing shall be parked on the subject site property and that no vehicles awaiting washing shall be parked on the public sidewalk, in the abutting rear alley or on any neighborhood properties.

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

APPLICANT: Mark E. Thompson

CAL. NO. 90-00-A

APPEARANCES FOR: None

MAP NO. 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED- 1546 N. Orleans Street

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA

BRIAN 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: 5048 S. Michigan Inc.

CAL. NO. 94-00-A

APPEARANCES FOR: None

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 16, 2000

PREMISES AFFECTED- 958 W. 79<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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 146-99-S

Rev. Herbert L. Johnson, Sr., for Faith M. B. Church of Chicago, applicant, presented a written request for an amendment to the resolution issued by the Zoning Board of Appeals, on May 21, 1999, in Cal. No. 146-99-S, which approved the establishment of an off-site parking lot for 13 private passenger automobiles, in an R3 General Residence District, on premises at 5259 S. Damen Avenue, to serve a church located at 5240 and 5242 S. Damen Avenue.

The amendment requested to eliminate the following condition in the resolution: "that ingress to the parking lot shall be from S. Damen Avenue" to "that ingress and egress to the parking lot shall be via the public alley abutting the site to the east."

Rev. Johnson provided evidence that an ordinance had been introduced in the January 20, 1999 City Council meeting by Alderman Shirley A. Coleman to waive the alley barrier requirements to allow for ingress and egress via the public alley abutting the subject site to the east.

Vice Chairman Martin moved that the request be granted and that the resolution issued by the Zoning Board of Appeals in Cal. No. 146-99-S be amended to read "that ingress and egress to the parking lot shall be via the public alley abutting the site to the east." The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 116-99-S

Rev. Lucius Hall, for First Church of Love and Faith, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a church community center in an existing 1-story brick building, in a B2-1 Restricted Retail District, on premises at 2147 W. 79<sup>th</sup> Street, approved by the Zoning Board of Appeals on April 16, 1999, in Cal. No. 116-99-S.

Rev. Hall stated that at the time the special use was approved by the Board they were not aware that a permit had to be obtained in order to secure an occupancy card for the church fellowship hall.

Vice Chairman Martin moved that the request be granted and the time for obtaining the necessary building permit be extended to April 16, 2001. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 151-99-S

Bernard I. Citron, for Orleans Properties, L.L. C., applicant, presented at written request for an extension of time in which to obtain the necessary permits for the establishment of an off-site parking lot for 18 private passenger automobiles,, in a B4-3 Restricted Service District, on premises at 336-44 W. Schiller Street, to serve a horse riding stable and a proposed dinner theater in an existing 1 and 2-story brick building at 1410 N. Orleans Street, approved by the Zoning Board of Appeals on May 21, 1999, in Cal. No. 151-99-S.

Mr. Citron stated that due to litigation issues over the final acquisition of the property and other aspects of the matter, it was impossible to obtain financing and move forward on this project within the year to obtain permits for the project. The applicant is now requesting an extension of time in which to establish the parking lot as approved by the Board.

Vice Chairman Martin moved that the request be granted and the time for obtaining necessary permits be extended to November 21, 2000. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

June 16, 2000

Cal. No. 101-00-Z

Alexander R. Domanskis, for Evangelical Christian School, applicant, presented a request for an amendment to the resolution granted by the Zoning Board of Appeals on April 14, 2000, in Cal. No. 101-00-Z, permitting the erection of a 2-story 17,260 sq.ft. addition to the existing 1-story school facility, which addition will have front yard of 1.5' instead of 20' and a rear yard of 1.5' instead of 30', on premises at 9130 S. Vincennes Avenue.

Mr. Domanskis stated that the application for a variation of the zoning ordinance, based upon the official denial of zoning certification issued by the Department of Zoning, requested a front yard set back of 1 foot. The resolution issued by the Board inadvertently provided for a 1.5' front yard set back.. Mr. Domanskis also stated that the proposed 2-story 17,260 sq.ft. structure is not a typically attached addition to the existing school building, but is a 2-story 17,260 sq. ft. separate building abutting the school building.

Vice Chairman Martin moved that the request be granted and the resolution issued by the Board in Cal. No. 101-00-Z be amended to reflect that the proposed 2-story 17,260 sq.ft. structure is a separate building abutting the existing 1-story school facility and will have **a front yard of 1 foot** and a rear yard of 1.5' instead of 30', on premises at 9130 S. Vincennes Avenue. The motion prevailed by yeas and nays as follows:

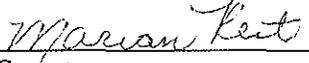
Yeas- Martin, Crowe, Konstantelos. Nays- None. Absent - Spingola, McCabe-Miele.

MINUTES OF MEETING

June 16, 2000

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, July 21, 2000.

  
Secretary

**MINUTES OF MEETING**

July 21, 2000

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, August 18, 2000.

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Secretary