

**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 September 15, 2000

The following members were present and constituted a quorum:

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

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

**MINUTES OF MEETING**

September 15, 2000

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 18, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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

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

**APPLICANT:** Kedvale New Mount Zion MB Church **CAL. NO.** 300-00-Z  
**APPEARANCES FOR:** Rev. Raphael Bryant **MAP NO.** 4-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 1256 S. Kedvale Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot with 14 instead of 17 required parking spaces for private passenger automobiles to serve a church located at 1306 S. Kedvale Avenue.

**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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 15, 2000, the Board approved, in Cal. No. 266-00-S, the establishment of an off-site parking lot for up to 12 private passenger automobiles at the subject site to satisfy the parking requirement for a proposed 200 seat church located at 1306 S. Kedvale Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality: it is therefore

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

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

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

**APPLICANT:** Jerry H. Knapp

**CAL. NO.** 301-00-Z

**PEARANCES FOR:** Jerry H. Knapp

**MAP NO.** 7-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 1331 W. Fletcher Avenue

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a 4<sup>th</sup> floor dormer addition to an existing 3 ½ story frame 3 dwelling unit building whose east side yard will be 3.5' and whose west side yard will be 0.9' instead of 7.8' each, and which addition will result in a 10.3% (273 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

**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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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:** Scott Lang **CAL. NO.** 302-00-Z  
**APPEARANCES FOR:** James J. Banks, Willa Lang **MAP NO.** 5-F  
**APPEARANCES AGAINST:** Matt Stapleton, et al. **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 2201-03 N. Burling Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (SD#19) District, the erection of a 3-story brick and masonry single-family dwelling whose north side yard will be 3' instead of 6.28' and whose rear yard will be 3' 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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence (SD #19) District; that the subject site is a lot 71.5' deep and 62.8' wide, situated on the northeast corner of N. Burling Street and W. Webster Avenue; that the subject site is currently improved with a 2-story brick residential building facing N. Burling Street; that the subject site has no alley access; that the applicant proposes to erect a 3-story brick and masonry single-family dwelling which will have a below-grade basement containing a 2 car garage; that the garage will be accessed from W. Webster Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to provide adequate living space to meet the needs of the applicant and his family; that the plight of the owner is due to the unique lot dimensions and the desire to retain as much green space as possible at the site; and that the proposed 3-story single-family dwelling will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality: it is therefore

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

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

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

**APPLICANT:** Donclare Builders, Inc. &  
East Village II Condominium Association\*  
**APPEARANCES FOR:** Daniel Lauer, Daniel O'Donnell  
**APPEARANCES AGAINST:** None  
**PREMISES AFFECTED--** 1530-32 W. Cortez Street

**CAL. NO.** 303-00-Z

**MAP NO.** 3-G

**MINUTES OF MEETING**  
September 15, 2000

**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 stairway addition to the rear of two 4-story 4-dwelling unit buildings in order to create one 4-story 8-dwelling unit building whose east side yard will be 2.55' and whose west side yard will be 2.35' instead of 5' each and with no provision for one required 10' x 25' loading berth.

**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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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.

BAZ 15

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

APPLICANT: Josephine Kowalski

CAL. NO. 304-00-Z

APPEARANCES FOR: Josephine Kowalski

MAP NO. 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 2146 W. Windsor 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 an open wrap-around roofed over front porch to an existing 2-story frame single-family dwelling whose front yard will be 9.5' instead of 21.45' and whose east side yard will be 2.62' instead of 6'.

**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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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:** Jeff Michael

**CAL. NO.** 305-00-Z

**APPEARANCES FOR:** James J. Banks, Jeff Michael

**MAP NO.** 1-G

**APPEARANCES AGAINST:** Eric G. Zelazny

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 945-47 W. Huron Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-3 Restricted Commercial District, the erection of a 5-story store and 8 dwelling unit building whose rear yard will be 22.42' instead of 30' and with no provision for one required 10' x 25' loading berth.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED.

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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 C1-3 Restricted Commercial District; that the subject site is a 39'1" x 106' irregular shaped lot improved with two vacant 2-story brick buildings; that the applicant proposes to demolish the existing buildings and erect a 5-story store and 8 dwelling unit building at the subject site; that no evidence was presented to indicate that the property in question cannot yield a reasonable return under the conditions allowed by the regulations in the district in which it is to be located; that no unique circumstances necessitates the waiver of the one required 10' x 25' loading berth; that the height of the proposed building, as designed, will be 56'; that the variations, if granted, will alter the essential character of the locality in that the proposed building will not be compatible with existing improvements on the block; it is therefore

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

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

**APPLICANT:** Danny Michael **CAL. NO.** 309-00-Z

**APPEARANCES FOR:** James J. Banks, Danny Michael **MAP NO.** 11-1

**APPEARANCES AGAINST:** Glenn Swift, et al. **MINUTES OF MEETING**

**PREMISES AFFECTED--** 2850 W. Irving Park Road September 15, 2000

**NATURE OF REQUEST--** \*Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 5-story 40 dwelling unit building, with a front yard of 4' instead of 15', a rear yard of 20' instead of 30', and a north side yard of 12' instead of 15'.

**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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 124.5' x 152.07' lot currently improved with a vacant 1-story brick commercial building; that on September 15, 2000, the Board approved, in Cal. No. 308-00-S, the applicant's special use application for the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 5-story 40 dwelling unit building with interior and exterior on-site parking; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to provide adequate living space in the proposed 5-story 40 dwelling unit building as designed; that the plight of the owner is due to the design of the residential development which provides 11 exterior on-site parking spaces on the east side of the site; that the proposed development will be compatible with existing mixed residential and business improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

Amended at the public hearing.

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

**APPLICANT:** John B. McCauley **CAL. NO.** 306-00-Z  
**APPEARANCES FOR:** Thomas S. Moore, John B. McCauley **MAP NO.** 9-F  
**APPEARANCES AGAINST:** Jennifer Vlazny, et al. **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 508-12 W. Melrose Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 7-story 22 dwelling unit building whose site coverage will be 73% instead of 50% and whose front yard will be 10' instead of 15' to allow for balconies above the 1<sup>st</sup> floor and whose rear yard will be 25' instead of 30' to allow for balconies on the rear of the 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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R6 General Residence District; that the subject site is a 64' x 166' lot with no alley access and is currently improved with two 2-story frame buildings; that the applicant proposes to erect a 7-story 22-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 in that the front and rear yard variations requested are necessary in order to allow balconies on the front and rear of the proposed 7-story building as designed; that the plight of the owner is due to the necessity of reducing the required yard setbacks in order to provide balconies for the dwelling units; that the 7-story 22 dwelling unit building will be compatible with existing residential improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** J and H Development, L.L.C.

**CAL. NO.** 307-00-S

**APPEARANCES FOR:** Katriina McGuire, Jim Jaeger

**MAP NO.** 11-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 2150 W. Irving Park Road

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 4-story 6-dwelling unit townhouse building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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;

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

**APPLICANT:** Danny Michael **CAL. NO.** 308-00-S

**APPEARANCES FOR:** James J. Banks, Danny Michael **MAP NO.** 11-1

**APPEARANCES AGAINST:** Glenn Swift, et al. **MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 2850 W. Irving Park Road

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 5-story 40-dwelling unit building with parking on lower level and exterior of building, in a B4-3 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 124.5' x 152.07' lot currently improved with a vacant 1-story brick commercial building; that the applicant seeks to establish residential use below the 2<sup>nd</sup> floor in a proposed 5-story 40 dwelling unit building with 39 interior parking spaces and 11 exterior parking spaces; that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area and there is a growing demand for residential improvements; 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, with substantial off-street parking spaces provided, 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 ingress and egress to the 11 exterior parking spaces shall be via the alley abutting the site to the east, provided a waiver of the alley barrier requirement is obtained from the City Council.

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

APPLICANT: Sheffield Development Company

CAL. NO. 310-00-Z

APPEARANCES FOR:

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 1408-10 W. Taylor 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 4-story store and 6 dwelling unit building with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

CASE CONTINUED TO  
OCTOBER 20, 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: George Ardelean

CAL. NO. 311-00-S

APPEARANCES FOR: Paul A. Kolpak

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 1426 N. Orleans Street/1428-30 N. Orleans Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in order to provide 21 garage parking spaces and an office on the 1<sup>st</sup> floor of a proposed 6-story store and 18 dwelling unit building, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
OCTOBER 20, 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: George Ardelean

CAL. NO. 312-00-Z

APPEARANCES FOR: Paul A. Kolpak

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 1426 N. Orleans Street/1428-30 N. Orleans 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 6-story 18 dwelling unit building with no front yard instead of 9' and no rear yard instead of 30' and with no provision for one required 10' x 25' loading berth.

**ACTION OF BOARD--**

CASE CONTINUED TO  
OCTOBER 20, 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:** John Finnegan

**CAL. NO.** 313-00-S

**APPEARANCES FOR:** James J. Banks, John Finnegan

**MAP NO.** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 541 N. Noble Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 5-story 3 dwelling unit building, in a B1-4 Local 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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.

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

**APPLICANT:** John Finnegan

**CAL. NO.** 314-00-Z

**APPEARANCES FOR:** James J. Banks, John Finnegan

**MAP NO.** 1-G

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 541 N. Noble Street

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance, to permit, in a B1-4 Local Retail District, the erection of a 5-story 3 dwelling unit building, whose front yard will be 8.5' instead of 15', and whose north side yard will be 3', with a south side yard of 1' instead of 5.4' each.

**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 September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 15, 2000, the Board approved, in Cal. No. 313-00-S, the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 5-story 3 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:** Unique Group, Inc. **CAL. NO.** 315-00-S  
**APPEARANCES FOR:** Katriina McGuire, Rahim Merchant **MAP NO.** 5-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 6336 W. North Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Dunkin' Donuts restaurant in a 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 landscaping as illustrated on the revised landscaping plan prepared by Peter G. Paraskis Architects, dated September 11, 2000.

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

**APPLICANT:** Winston Management Corp.

**CAL. NO.** 316-00-S

**PEARANCES FOR:** James J. Banks, Maureen Grove

**MAP NO.** 1-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 348 W. Ontario 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 public parking lot for 21 private passenger automobiles and which lot also provides parking for applicant's employees from offices located at 634-36 N. Orleans Street, in a B7-5 General Central Business 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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;

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

(Additional conditions follow on page 19a.)

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 316-00-S

That ornamental iron fencing and parkway trees shall be installed along the N. Orleans Street and W. Ontario Street frontages;

That striping shall be provided; that lighting shall be provided;

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

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

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

**APPLICANT:** The Walgreen Co.

**CAL. NO.** 317-00-S

**APPEARANCES FOR:** James J. Banks

**MAP NO.** 12-J

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 4714 S. Harding 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 9 private passenger automobiles, in a B5-1 General Service District, to serve a Walgreens retail store and pharmacy located at 4701-11 S. Pulaski Road.

**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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 July 21, 2000, the Board approved, with certain conditions, the establishment of a drive-through facility in conjunction with a Walgreens retail store in a proposed 21,500 sq. ft. building, on premises at 4701-11 S. Pulaski Road; that the testimony presented in Cal. 229-00-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

Additional conditions follow on page 20a.)

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 317-00-S

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

That ingress and egress shall be determined by the Department of Transportation's Bureau of Inspection;

That striping and lighting shall be installed;

That landscaping shall be installed as illustrated on the landscape plan prepared by Hirsch Associates, LLC, dated August 2, 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;

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

APPLICANT: Ron's Temporary Help Services

CAL. NO. 318-00-S

APPEARANCES FOR:

MAP NO. 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 2413 S. Western Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment facility on the 1<sup>st</sup> floor of an existing 3-story brick building, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 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: Unity Fellowship M.B. Church

CAL. NO. 319-00-S

APPEARANCES FOR: Rev. Charles B. Williams

MAP NO. 1-L

APPEARANCES AGAINST: None

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 200 N. Cicero 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 500 seat church in a proposed 1-story brick 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 parking area located south of the proposed church building 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**

September 15, 2000

Cal. No. 319-00-S

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

That a 6 foot high decorative solid wood fence shall be provided on the west property line to screen the parking area from residential properties located across the abutting alley;

That striping shall be provided; that lighting which reflects away from adjacent residential properties shall be provided;

That ingress and egress shall be determined by the Department of Transportation's Bureau of Inspection.

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.** 320-00-S

**PEARANCES FOR:** Terry Diamond

**MAP NO.** 6-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 3050-52 S. Wallace 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 26 private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the parking requirement for the addition to the Robert Healy School located at 3010 W. Parnell 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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;

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

(Additional conditions follow on page 23a.)

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

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 320-00-S

That striping and lighting shall be provided;

That fencing and landscaping as illustrated on the landscape plan prepared by De Stefano & Partners, dated August 8, 2000, shall be provided;

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

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

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

**APPLICANT:** North Community Bank **CAL. NO.** 321-00-S

**APPEARANCES FOR:** Dennis Aukstik, Scott Yelvington **MAP NO.** 9-1

**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 2758 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 2-lane drive-through facility in conjunction with a proposed bank in an existing 1-story building, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 fencing and landscaping as illustrated on the landscape plan prepared by Pappageorge Haymes Ltd., dated June 30, 2000;

That the applicant shall restore the building's exterior in substantial conformance with the elevation drawings prepared by Pappageorge Haymes Ltd, dated August 8, 2000.

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

**APPLICANT:** Archer Bank **CAL. NO.** 322-00-S  
**APPEARANCES FOR:** Dennis Aukstik, Tony Schaumleffel **MAP NO.** 12-N  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
**PREMISES AFFECTED--** 6845-59 W. Archer Avenue September 15, 2000

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing drive-through facility with 3 new drive-through lanes for a total of 4 lanes, in a B41 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 fencing and landscaping as illustrated on the plan prepared by Cordogan, Clark & Associates, dated September 15, 2000.

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

**APPLICANT:** Glenn L. Glass, Dan Allen\* **CAL. NO.** 323-00-S  
**APPEARANCES FOR:** John J. George **MAP NO.** 10-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 4433-43 S. Archer Avenue'4431-41 S. Spaulding 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 Popeye's Restaurant in a 1-story 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 2000; and

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

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

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

That the proposed drive-through restaurant shall be constructed consistent with the layout, design, fencing and landscaping represented on the site plan, landscape plan, elevation drawings and floor plan prepared by Thomas V. Scesniak Associates, dated September 12, 2000.

Amended per letter dated 9/11/00.

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

APPLICANT: Steven V. Frytz

CAL. NO. 324-00-Z

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 2000

PREMISES AFFECTED-- 1801 W. Addison Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Local Retail District, the erection of a 4-story 24 condominium dwelling unit building with no front yard instead of 15', with no west side yard instead of 20', and whose percentage of lot area coverage will be 65% instead of 60% as permitted.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
NOVEMBER 17, 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: Steven V. Frytz

CAL. NO. 325-00-S

PEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 1801 W. Addison Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 4-story 24 condominium dwelling unit building with parking and living space on the lower level, in a B1-3 Local Retail District.

ACTION OF BOARD--

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 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: National Italian American Sports Hall of Fame, Inc. CAL. NO. 326-00-S

PEARANCES FOR: MAP NO. 2-G

APPEARANCES AGAINST: MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 1429-31 W. Taylor Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a museum in a proposed 4-story building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
NOVEMBER 17, 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:** National Italian American Sports Hall of Fame, Inc. **CAL. NO.** 327-00-S

**PEARANCES FOR:** **MAP NO.** 2-G

**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 1430-42 W. Fillmore 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 66 private passenger automobiles, in R4 General Residence/B4-2 Restricted Service Districts, to satisfy the off-street parking requirement for a proposed sports museum to be located at 1429-31 W. Taylor Street.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 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: National Italian American Sports Hall of Fame. Inc. CAL. NO. 328-00-Z

PEARANCES FOR: MAP NO. 2-G

APPEARANCES AGAINST: MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 1430-42 W. Fillmore Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in R4 General Residence/B4-2 Restricted Service Districts, the establishment of an off-site parking lot to satisfy the off-street parking requirement for a proposed sports museum and related uses to be located at 1429-31 W. Taylor Street, whose front yard will be .70' instead of 12.78'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
NOVEMBER 17, 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:** Joseph M. Ramel

**CAL. NO.** 329-00-A

**APPEARANCES FOR:** Joseph M. Ramel

**MAP NO.** 8-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 15, 2000

**PREMISES AFFECTED-** 3501 S. Emerald Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Joseph M. Ramel, for Joseph F. Ramel, owner, on July 24, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continuation of a motor vehicle repair operation in a 1-story building formerly occupied by an auto filling station, in an R3 General Residence District, on premises at 3501 S. Emerald Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 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 6.6-3, 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 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 located on the southeast corner of S. Emerald Avenue and W. 35<sup>th</sup> Street and is improved with a non-conforming 1-story former filling station building occupied by a motor vehicle shop; that the appellant has operated the motor vehicle repair shop under a 1568 license since 1963; that the appellant was informed that he needs a 1549 license in order to continue operating at the subject site; that the subject site has been zoned R3 General Residence since the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance; that W. 35<sup>th</sup> Street in this area is characterized by business improvements; that the Board recommends that the subject site be rezoned to a Business zoning classification to allow the continuation of the subject business operation; 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:** Jennie M. Bramlett

**CAL. NO.** 330-00-A

**APPEARANCES FOR:** Jennie M. Bramlett

**MAP NO.** 28-F

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**

September 15, 2000

**PREMISES AFFECTED-** 11703 S. Harvard 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, Jennie M. Bramlett, owner, on July 17, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in lieu of a store and 3 dwelling units in an existing 2-story brick building, an R3 General Residence District, on premises at 11703 S. Harvard Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 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, 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 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 2-story brick store and 3 dwelling unit building; that the appellant seeks to legalize a 4<sup>th</sup> dwelling unit in the building at the subject site; that the subject premises was previously occupied by a non-conforming store premises which at one time contained a non-conforming tavern use; that the change of use from a non-conforming store/tavern to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 4 dwelling units in lieu of a store and 3 dwelling units in an existing 2-story brick building, with no additional parking necessary, on premises at 11703 S. Harvard Avenue, upon condition that the building is brought into compliance with 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 permit is issued.

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

APPLICANT: Radha K. and Indira D. Nair

CAL. NO. 156-00-S

PEARANCES FOR: William J. Hennessy

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING  
September 15, 2000

PREMISES AFFECTED-- 5218-24 N. Northwest Highway

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 Burger King Restaurant on a lot also improved with a 1-story multi-store building and 48 on-site parking spaces, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO  
NOVEMBER 17, 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:** Commonwealth Edison & FJV Ventures\* **CAL. NO.** 222-00-S  
**APPEARANCES FOR:** Jack Guthman, Gene Ransom **MAP NO.** 1-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 121 N. Dearborn Street

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing Commonwealth Edison electric substation facility consisting of two 1-story additions to the existing building, in a B7-7 General Central Business 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 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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.

\*Amended at the public hearing.

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

**APPLICANT:** Concerned Citizens, Inc. **CAL. NO.** 227-00-S  
**APPEARANCES FOR:** James J. Banks, Lisa Killingsworth **MAP NO.** 1-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 321 N. Mason Avenue  
**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for homeless women and their children in an exiting 2-story brick with basement 2 dwelling unit building, in an R4 General Residence 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 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 seeks to establish a 14 bed transitional residence for homeless women and their children 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;

That the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence activity to another group or association the special use granted herein shall become null and void;

That any deviation from the specified use of the subject property as a transitional residence for homeless women and their children or any increase in the number of beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately null and void.

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

**APPLICANT:** Auto-tire Center, Ltd. **CAL. NO.** 233-00-S  
**APPEARANCES FOR:** Stacey Rubin Silver, Cindy Freese **MAP NO.** 17-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 1722-24 W. Pratt Avenue

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 14 private passenger automobiles, in a C2-2 General Commercial District, to serve the off-street parking needs of Auto-tire Center, Ltd. located at 1712-14 W. Pratt 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 September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 existing paving, striping, fencing and landscaping shall be maintained; that the applicant shall install a densely planted hedge directly behind the existing ornamental fence along the Pratt Avenue frontage, and two trees in the 20 foot Pratt Avenue setback.

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

**APPLICANT:** Janusz Slanowski

**CAL. NO.** 239-00-A

**APPEARANCES FOR:** Richard E. Zulkey, Janusz Slanowski

**MAP NO.** 17-N

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
September 15, 2000

**PREMISES AFFECTED-** 6546 N. Sayre Avenue

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

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

**THE RESOLUTION:**

WHEREAS, Janusz Slanowski, owner, on April 28, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of a lot of record into two 25' x 125' zoning lots, one improved with an existing 1 ½ story single-family dwelling, the other vacant, in an R2 Single-Family Residence District, on premises at 6546 Sayre Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 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, 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 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 a 3,132 sq.ft. lot improved with a building foundation only; that the evidence presented indicates that the subject lot was purchased by the appellant as a vacant lot, with permits; that Lots 1 and 2 (6548 and 6546 N. Sayre) were under the same ownership; that Lot 2 is the lot at issue; that building permits were obtained by the prior owner and the foundation for a single-family residence was set; that the evidence presented indicates that the subject site property has always been a single zoning lot and that the appellant has a right to construct the single-family residence on the lot; 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 division of a lot of record into two 25' x 125' zoning lots, one improved with a 1 ½ story single-family dwelling and the other vacant, on premises at 6546 N. Sayre 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:** Kedvale New Mount Zion MB Church **CAL. NO.** 266-00-S  
**APPEARANCES FOR:** Rev. Raphael Bryant **MAP NO.** 4-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
August 18, 2000 and  
**PREMISES AFFECTED--** 1256 S. Kedvale Avenue September 15, 2000

**NATURE OF REQUEST--** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for up to 12 private passenger automobiles to satisfy the parking requirement of a proposed 200 seat church located at 1306 S. Kedvale Avenue, in an R4 General Residence 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 August 15, 2000 and September 15, 2000 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 15, 2000, the Board approved, in Cal. No. 267-00-Z, the erection of a 200-seat church building addition to an existing 1-story fellowship hall, which addition will have a front yard of 4' instead of 15', and whose rear yard will be 1.75' instead of 30', on premises at 1306 W. Kedvale 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 parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

Additional conditions follow on page 39a.)

**MINUTES OF MEETING**

August 18, 2000 and September 15, 2000

Cal. No. 266-00-S

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

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

That fencing and landscaping shall be provided as illustrated on the plan prepared by Thomas Draus Architecture, dated August 15, 2000;

That ingress and egress shall be from driveways located on W. 13<sup>th</sup> Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances;

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

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

**APPLICANT:** Kedvale New Mount Zion MB Church **CAL. NO.** 267-00-Z  
**APPEARANCES FOR:** Rev. Raphael Bryant **MAP NO.** 4-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING**  
August 18, 2000 and  
**PREMISES AFFECTED--** 1306 S. Kedvale Avenue September 15, 2000

**NATURE OF REQUEST--** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 200 seat church building addition to an existing 1-story fellowship hall, which addition will have a front yard of 4' instead of 15', and whose rear yard will be 1.75' 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 August 18, 2000 and September 15, 2000 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 off-street parking for up to 12 automobiles, to satisfy the parking requirement for the proposed 200 seat church building addition at the subject site, shall be located at 1256 S. Kedvale Avenue, as provided for in Cal. No. 266-00-S.

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

**APPLICANT:** FirstCall Staffing, Inc. **CAL. NO.** 289-00-A

**APPEARANCES FOR:** Mary Ward **MAP NO.** 13-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
September 15, 2000

**PREMISES AFFECTED-** 5216 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 SUSTAINED.

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, FirstCall Staffing, Inc., for ICM Properties, owner, on June 1, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an employment staffing facility\* for nurses in a store in the basement of a 3-story brick multi-dwelling unit building, in a B2-2 Restricted Retail District, on premises at 5216 N. Damen Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 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 3-story multi-dwelling unit building with store premises at the basement level; that the appellant operates as a phone-based service office placing certified nurse aides in area hospitals; that placement of employees is made by telephone contact only; that upon a request from a hospital the appellant telephones an employee and directs the employee to the hospital for an eight to twelve hour shift; which shift is repeated at the hospital until the case is canceled by the hospital; that the appellant offers no transportation to agency personnel and that the hospitals requesting personnel do not pick-up or drop-off staff; that the appellant does not accept walk-ins off the street; that applications and interviews are exclusively by appointment and are held on a one-on-one basis with the owner of the agency; that there is no waiting by personnel outside the subject premises; that the Board finds that the said use at the site is a service agency offering certified nurse aides to hospitals, based on doctor or family request and is not an industrial will-call day labor agency; that the subject premises was previously occupied by a property management office; that the change of use from a property management office to the aforesaid phone-based service office for the placement of certified nurse aides is a proper

Amended at the hearing.

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 289-00-A

substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists 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 the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a employment staffing facility for nurses in a store in the basement of a 3-story brick multi-dwelling unit building, on premises at 5216 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Friday; 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:** Earth, Inc.

**CAL. NO.** 377-00-S

**APPEARANCES FOR:** Frank Savaiano

**MAP NO.** 3-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 4617 W. Division Street

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

**ACTION OF BOARD--**

CASE CONTINUED TO  
NOVEMBER 17, 2000.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
R	E	C
U	S	E
D		
X		
X		
X		

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

**APPLICANT:** GHD Investments, L.L.C.

**CAL. NO.** 374-97-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 5-G

**APPEARANCES AGAINST:** George S. Bellas

**MINUTES OF MEETING**  
September 15, 2000

**PREMISES AFFECTED--** 934-44 W. North Avenue

**NATURE OF REQUEST--** Remand by Order of the Appellate Court on an application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of retail uses in a proposed 2-story building, in Planned Manufacturing District #1.

**ACTION OF BOARD--**

**THE VOTE**

**SPECIAL USE VACATED  
AND HELD FOR NAUGHT.**

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 by the Zoning Board of Appeals on the aforesaid application upon the mandate of the First Appellate District of the Illinois Appellate Court at its regular meeting held on September 15, 2000; and

WHEREAS, the Zoning Board of Appeals, having received the opinion and remand of the within special use application in the case of North Avenue Properties, L.L. C., an Illinois limited liability company v. Zoning Board of Appeals of the City of Chicago, Illinois, Joseph J. Spingola; Demetri Konstantelos; LeRoy K. Martin, Jr.; Gigi McCabe-Miele; and GDH Investments, L.L.C., an Illinois limited liability company, Docket No. 1-98-4589, finding that the decision of the Zoning Board of Appeals in this cause to be against the manifest weight of the evidence and having reversed the decision of the Zoning Board of Appeals and having remanded this special use application for further proceedings; it is therefore

RESOLVED, that the special use heretofore granted in Calendar Number 374-97-S be and is hereby vacated and held for naught.

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

**APPLICANT:** GHD Investments, L.L.C. **CAL. NO.** 375-97-S  
**APPEARANCES FOR:** Gary I. Wigoda **MAP NO.** 5-G  
**APPEARANCES AGAINST:** George S. Bellas **MINUTES OF MEETING**  
September 15, 2000  
**PREMISES AFFECTED--** 955 W. Weed Street  
**NATURE OF REQUEST--** Remand by Order of the Appellate Court on an application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of 34 parking spaces in an existing parking lot, in an M2-5 General Manufacturing District, to fulfill the parking requirement for a proposed retail store at 934-44 W. North Avenue.

**ACTION OF BOARD--**

**THE VOTE**

SPECIAL USE VACATED  
AND HELD FOR NAUGHT.

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 by the Zoning Board of Appeals on the aforesaid application upon the mandate of the First Appellate District of the Illinois Appellate Court at its regular meeting held on September 15, 2000; and

WHEREAS, the Zoning Board of Appeals, having received the opinion and remand of the within special use application in the case of North Avenue Properties, L.L. C., an Illinois limited liability company v. Zoning Board of Appeals of the City of Chicago, Illinois, Joseph J. Spingola; Demetri Konstantelos; LeRoy K. Martin, Jr.; Gigi McCabe-Miele; and GDH Investments, L.L.C., an Illinois limited liability company, Docket No. 1-98-4589, finding that the decision of the Zoning Board of Appeals in this cause to be against the manifest weight of the evidence and having reversed the decision of the Zoning Board of Appeals and having remanded this special use application for further proceedings; it is therefore

RESOLVED, that the special use heretofore granted in Calendar Number 375-97-S be and is hereby vacated and held for naught.

**MINUTES OF MEETING**

September 15, 2000

Cal. Nos. 424-98-Z, 425-98-S,  
426-98-Z

Wallace E. Goode, Jr., Executive Director, Chicago Empowerment Zone, for El Hogar del Nino, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 13,898 sq.ft. addition to an existing day care and community center with no transitional yard and no provision for 1 required 10' x 25' loading berth, on premises at 1710-18 S. Loomis Street; for the establishment of an off-site parking lot for 4 private passenger automobiles, on premises at 1631 S. Loomis Street, to fulfill the parking requirements for the aforesaid proposed addition; to approve the aforesaid off-site parking lot with no front yard instead of 15' required, which applications were approved by the Zoning Board of Appeals on November 20, 1998, in Cal. Nos. 424-98-Z, 425-98-S and 426-98-Z, respectively.

Mr. Goode stated that the request for the extension of time for each application is necessary because of a delay in the execution of the Grant Agreement between his office and the applicant and because the first submission for the building permit did not occur until June 2, 2000.

Chairman Spingola moved that the request for an extension of time for the referenced applications be denied stating that the validity of the resolutions granted has exceeded the period of time permitted under Sections 11.7-4 and 11.10-5 of the zoning ordinance. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 248-99-Z

Vicki McClendon, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 3-story addition to the rear of an existing 3-story single-family dwelling with no north or south side yards instead of 2.1' each, on premises at 1852 N. Orchard Street, approved by the Zoning Board of Appeals on October 15, 1999, in Cal. No. 248-99-Z.

Ms. McClendon stated that the requested extension of time is necessary to complete the permitting process.

Chairman Spingola moved that the request be granted and the time for completing the permitting process for the aforesaid addition be extended to October 15, 2001. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 122-00-A

Charisse Parham, appellant, presented a written request to amend the resolution granted the Board on May 19, 2000, in Cal. No. 122-00-A, permitting the establishment of a retail computer center and deli in an existing 1-story brick multi-store building, in an R6 General Residence District, on premises at 1744 E. 55<sup>th</sup> Street.

Ms. Parham stated that the hours of operation as indicated in the resolution, 7:00 A.M. to 1 P.M., was incorrect due to a typographical error in her appeal application. Ms. Parham requests that the resolution be amended to reflect that the hours of operation are from 7:00 A.M. to 10:00 P.M.

Chairman Spingola moved that the request to amend the hours of operation to the hours between 7:00 A.M. and 10:00 P.M. as stated by the appellant be denied and that the hours of operation shall be limited to the hours between 7:00 A.M. and 7:00 P.M. and that the resolution is hereby amended to reflect said hours. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 71-99-Z

David Kodner, for 1427-29 N. Dearborn Parkway Condo Assoc., applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a partial 5<sup>th</sup> floor addition to an existing 4-story 8 dwelling unit condominium building, with a north side yard of 2.83' instead of 03.83', whose rear yard will be 19.26' instead of 30', which additions will result in a 4.7% (598 sq.ft.) increase in the amount of floor area prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, approved by the Zoning Board of Appeals on March 19, 1999 in Cal. No. 71-99-Z.

Mr. Kodner stated that the request for an extension of time is due to several delays, including the rejection of the project plans during the fire prevention/life safety egress review, that occurred during the building permit application process. The Plan Examination Department recommended various changes to the plans addressing the life safety concerns and which will change the project so that the stairs to the roof will be built in front from the existing stairwell instead of the originally proposed rear exterior stairwell extension. Mr. Kodner stated that the extension of time is necessary to adjust the drawings in obtain the permit.

Chairman Spingola moved that the request for an extension of time be denied stating that the changes to the project substantially alters the original variation granted by the Board on March 19, 1999 and directs the applicant to file a new application for a variation. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**

September 15, 2000

Cal. No. 355-99-S

Jeremy Berkely of Mayer Jeffers Gillespie, Architects, for R. P. Fox & Associates, owner, presented a written request that the special use approval granted by the Zoning Board of Appeals on October 15, 1999 to Racine Point, Inc. for the establishment of residential use below the 2<sup>nd</sup> floor in the erection of a 24 unit 4 story with attic townhouse development, on premises at 5129 N. Damen Avenue, be applied to the new owner's project for the subject property.

Mr. Berkely stated that R. P. Fox & Associates purchased the subject property in January, 2000 from the previous owner who could not execute his design. Before the contract sale was completed, Mr. Fox met with the alderman of the ward who requested some modifications to the original design. The original scheme did not comply with the Townhouse Ordinance regarding spacing between buildings.

Chairman Spingola moved that the request to apply the special use approved by the Zoning Board of Appeals on October 15, 1999 to the new owner's project be denied stating that the new project differs significantly from that which was previously approved by the Board and therefore warrants the filing of a new special use application by the current owner of the property. The motion prevailed by yeas and nays as follows:

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

**MINUTES OF MEETING**  
September 15, 2000

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, October 20, 2000.

  
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Secretary