

COPY

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

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

held in The City Council Chambers, 2nd Floor, City Hall, on Friday, December 15, 2000

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

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

COPY

MINUTES OF MEETING
December 15, 2000

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

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Crowe, Konstantelos,, 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: Catholic Bishop of Chicago **CAL NO.:** 408-00-Z
APPEARANCE FOR: Thomas S. Moore, Fr. Jim Donovan **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 15, 2000
PREMISES AFFECTED: 1502-30 S. Michigan Avenue

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 768 seat church with related facilities whose front yard will be .66' instead of 15', with no rear yard instead of 30' and with on-site parking for 62 instead of 64 private passenger automobiles and to allow the use and illumination of said parking area to remain open between the hours of 10:00 p.m. and 7:00 a.m. and with no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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; 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: Jim Ganley

CAL NO.: 409-00-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 333 S. Leavitt Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story with basement 5 dwelling unit building whose height will be 48' instead of 45'.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
MARCH 16, 2001.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Jim Ganley

CAL NO.: 410-00-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 335 S. Leavitt Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story with basement 5 dwelling unit building whose height will be 48' instead of 45'.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
MARCH 16, 2001

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

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

APPLICANT: Jim Ganley

CAL NO.: 411-00-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 339 S. Leavitt Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story with basement 10 dwelling unit building whose height will be 48' instead of 45'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 16, 2001.

COPY

THE VOTE

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

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

APPLICANT: Jim Ganley

CAL NO.: 412-00-S

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 339 S. Leavitt 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 4-private passenger automobiles to satisfy the off-street parking requirements for two 5 dwelling unit buildings on premises at 333 & 335 S. Leavitt Avenue, in an R5 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 16, 2001.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Spelga Construction, Inc. **CAL NO.:** 413-00-Z
PEARANCE FOR: John A. Fritchey, Seamus Murnin **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 4149-67 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 21 dwelling unit building whose front yard will be 3' instead of 15', whose north side yard will be 1' instead of 15', and whose east rear yard will be 3' instead of 30', and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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; 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: Rufino Meraz CAL NO.: 414-00-Z
APPEARANCE FOR: James J. Banks, Rufino Meraz MAP NO.: 1-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
December 15, 2000
PREMISES AFFECTED: 2017 W. Superior Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 3 dwelling unit building whose front yard will be 5.75' instead of 15', whose east side yard will be 1.1' instead of 2.4', and whose rear yard will be 22.66' instead of 30'.*

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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; 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: Stephen and Holly Rivera **CAL NO.:** 415-00-Z
HEARING FOR: James J. Banks, Steven & Holly Rivera **MAP NO.:** 15-N
APPEARANCES AGAINST: Brian Doherty, Tom Chambers et al. **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 5851 N. Nicolet Avenue/5854 N. Nickerson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single-Family Residence/Special District #1, the reduction of the rear yard front 30' to 8.99' in order to subdivide a 16,667 sq. ft. improved zoning lot into 2 zoning lots, the lot improved with a single family residence is to provide 9,128 sq. ft. of lot area and the new lot to provide 7,539 sq. ft. of lot area and which new lot will have street frontage of 58.99 sq. ft..

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | | X | |
| BRIAN L. CROWE | | | X |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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 proposed use is to be located in an R1 Single-Family Residence / Special District #1; that the subject site is a 16, 667 sq. ft. irregularly shaped corner through lot; that the applicant seeks to subdivide the subject lot into 2 zoning lots; that the lot presently improved with a single-family dwelling will have 9,128 sq. ft. of lot area and the new lot will be 7,539 sq. ft. of lot area and street frontage of 58.99 sq.ft on N. Nickerson Avenue; that the applicant testified that the 5854 N. Nickerson Avenue address is the legal address of the existing single-family dwelling; that the Office of the Zoning Administrator contends the property's front yard is located on the N. Nicolet side of the property; that the existing single-family dwelling located on the 9,128 sq. ft. lot is a ranch style dwelling with no stairs; that the applicant seeks to erect a new single-family dwelling on the 7,539 sq.ft. lot in order that his parents may live in the existing single-family dwelling which will better accommodate his parents' infirmities; 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 requested rear yard front 30' to 8.99' is necessary to subdivide the existing 16,667 sq.ft. improved zoning lot into 2 zoning lots; that the plight of the owner is due to the configuration of the subject lot having two street addresses; that the proposed subdivision of the subject lot into two zoning lots, one of which is to be improved with a proposed new single-family dwelling will be compatible with existing residential improvements, many of which have been expanded to meet modern residential requirements 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: Gregory Crecos **CAL NO.:** 416-00-Z
PEARANCE FOR: James J. Banks, Gregory Crecos **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 111 W. Elm 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 3-story addition to the rear of an existing 3-story with basement brick building and to erect a mechanical penthouse on the roof, all of which will contain 2 dwelling units whose rear yard will be 15' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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 subject site is a 1,353 sq. ft. lot improved with a 3-story brick 2 dwelling unit building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Gregory Crecos CAL NO.: 417-00-S

APPEARANCE FOR: James J. Banks, Gregory Crecos MAP NO.: 3-F

APPEARANCES AGAINST: None MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 1122 N. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of 3-off-site parking spaces in an existing garage, in Residential Plan Development # 386, to satisfy the parking requirement for a 3-story 2 dwelling unit building, on premises at 111 W. Elm Street.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

COPY

THE VOTE

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

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

APPLICANT: Davis W. and Ulrika F. Peera **CAL NO.:** 418-00-Z

APPEARANCE FOR: Daniel Lauer, Davis W. Peera **MAP NO.:** 7-H

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

PREMISES AFFECTED: 3026 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor dormer addition to an existing 2 ½ -story with basement 3 dwelling unit building whose front yard will be 13.72' instead of 19.8', whose north side yard will be 0.28' and whose south side yard will be 2.10' instead of 2.5' each. The granting of requested variations will serve to legalize the existing construction.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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 said use is located in an R3 General Residence District; that the subject site is a 3,095 sq. ft. lot improved with a 4 story frame 3 dwelling unit residential building; that the applicants are seeking to legalize an existing 3rd floor dormer addition which was erected in 1998 with a fraudulent building permit obtained by the applicants' architect; that the subject residential building is non-conforming in that under Section 7.5-3 there shall be provided not less than 2,500 sq.ft. of lot area per dwelling unit in an R3 General Residence District; that no evidence was presented to indicate that the existing residential building was constructed as a legal 3-dwelling unit building; that although the existing 3rd floor dormer addition follows the existing building lines, it is not compatible with the existing 2 dwelling unit and single family residences on the block, and alters the essential character of neighborhood; 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: G.O. Parking, Inc. CAL NO.: 419-00-S
APPEARANCE FOR: Jeffrey Greenspan, Robert Fioretti MAP NO.: 3-E
APPEARANCES AGAINST: Joe Dicamillo et al. MINUTES OF MEETING:
December 15, 2000
PREMISES AFFECTED: 850 N. Dewitt Place

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 public parking garage in conjunction with an existing accessory parking facility, 45% of which is proposed to be made available to the public, and all of which is located in a 3 level garage attached to a 22-story 215 dwelling unit building, in an R8 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 16, 2001.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Joe & Frank's Homemade Sausage, LLC **CAL NO.:** 420-00-S
APPEARANCE FOR: Mark J. Kupiec, Joe Ligas **MAP NO.:** 14-N
APPEARANCES AGAINST: Walter B. VandeWerken **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 5514 S. Neva 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 an off-site parking lot for 15 private passenger automobiles to serve an existing meat market on premises at 7147 W. Archer Avenue, in an R2 Single-Family Residence District.

ACTION OF BOARD---

COPY

THE VOTE

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | X | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 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 proposed use is to be located in an R2 Single-Family Residence District, that the subject site is a 34.85' x 131.90' lot presently improved with a 1-story single-family dwelling; that the applicant proposes to establish an off-site accessory 15 space parking lot at the subject site; that the proposed use is necessary for the public convenience at this location to serve the customers of a meat market located directly across a north/south alley abutting the subject site's west property line; that the public health, safety and welfare will be adequately protected in design, location and operation of the proposed parking lot to be improved and operated under the conditions and standards hereinafter set forth; and that the proposed use is located at the far north end of S. Neva Street, and with landscaping and privacy fencing will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 15a.)

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

COPY

MINUTES OF MEETING

December 15, 2000

Cal. No. 420-00-S

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

That a 6' high decorative solid wood fence shall be provided on the south lot line to screen the parking lot from abutting residential property; that a 7' set back planted with trees and shrubbery shall be provided between the subject property and the public sidewalk; that a decorative wrought iron type metal fence shall be provided along the east property line; that a 5' setback shall be provided along the west property line abutting the public alley; that all other applicable provisions of the Chicago Landscape Ordinance shall be complied with;

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

That ingress and egress shall be from the public alley abutting the site to the north provided a waiver of the alley barrier requirement is obtained from the City Council; that there shall be no ingress nor egress via the public alley abutting the site to the west;

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: Joe & Frank's Homemade Sausage, LLC **CAL NO.:** 421-00-Z
APPEARANCE FOR: Mark J. Kupiec, Joe Ligas **MAP NO.:** 14-N
APPEARANCES AGAINST: Walter B. VandeWerken **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 5514 S. Neva Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the establishment of an off-site parking lot for 15 private passenger automobiles whose front yard will be 7' instead of 20'.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | X | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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 December 15, 2000, the Zoning Board of Appeals approved, in Cal. No. 420-00-S, the establishment of an off-site parking lot for 15 private passenger automobiles at the subject site to serve an existing meat market located at 7147 W. Archer Avenue; that the subject site is a 34.85' x 131.90' lot; 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 yard variation is necessary to maximize the space available for parking; that the plight of the owner is due to the dimensions of the subject lot; that the subject use with privacy fencing and landscaping will be compatible with existing residential improvements, 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: Michael Manrique and Anne Vargo **CAL NO.:** 422-00-Z
APPEARANCE FOR: Michael Manrique, Anne Vargo **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 3443 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story frame single family dwelling whose front yard will be 10.58' instead of 20' and whose north side yard will be 3' each instead of 7.0' each.

COPY

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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; 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: LaSalle Bank, TR# 121731 & CAL NO.: 423-00-Z
 1654-56 West Augusta Condominium
 Association, Inc.

APPEARANCE FOR: Mark J. Kupiec, Robert Soto **MAP NO.:** 3-H

APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
 December 15, 2000

PREMISES AFFECTED: 1654-56 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story brick and masonry 6 dwelling unit building whose east sideward will be 1.38' and whose west side yard will be 1.2' instead of 5' each.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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 said use is located in an R5 General Residence District; that the subject site is a 49.5' x 100' lot improved with a 4-story brick 6 condominium dwelling unit building; that in 1998 the applicant was granted an Exception by the Office of the Zoning Administrator which granted front and side yard reductions; that the subject building was built with chimneys projecting 1.2' into the reduced side yards; 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 legalize the chimney construction; that the plight of the owner is due to unique circumstances in that the removal of the two chimneys and fireplaces within the condominium units would negatively effect the value of the existing building and the condominium units, 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: The Mission of Our Lady of Mercy, Inc. **CAL NO.:** 424-00-S
APPEARANCE FOR: Scott R. Borstein **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 1127 W. Adams 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 transitional residence for boys which will expand the "Mercy Home" capacity at this campus from 50 to up to 80 children, in a 3-story brick building, in a C1-3 Restricted District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 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 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: The Mission of Our Lady of Mercy, Inc. **CAL NO.:** 425-00-Z
APPEARANCE FOR: Scott R. Borstein **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 1127 W. Adams 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 3rd floor addition to an existing 2-story brick building in order to establish a transitional residence for boys which addition will have no rear yard instead of 30'.

COPY

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|-----------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | R | e | c u s e d |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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 December 15, 2000, the Board approved, in Cal. No. 424-00-S, the establishment of a transitional residence for boys which will expand the Mercy Home capacity from 50 to up to 80 boys ages 11 to 18, in a 3-story brick 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; 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: 952-56 W. Addison, Inc.

CAL NO.: 426-00-S

APPEARANCE FOR: Dean T. Maragos

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 1109 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 an off-site parking lot for 12 private passenger automobiles to satisfy the parking requirement for a proposed restaurant and banquet facility, on premises at 952-56 W. Addison Street, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | |

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

APPLICANT: 952-56 W. Addison, Inc.

CAL NO.: 427-00-Z

APPEARANCE FOR: Dean T. Maragos

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 1109 W. Addison Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an off-site parking lot for 12 private passenger automobiles to serve a proposed restaurant and banquet facility to be located 625' distance instead of a maximum 500' from the use served, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

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

APPLICANT: Owens-Young Foundation

CAL NO.: 428-00-S

APPEARANCE FOR:

MAP NO.: 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 5601 W. LeMoyne 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 16 bed transitional residence for women and their children in an existing 2-story with basement brick apartment building, in an R3 General Residence District.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
MARCH 16, 2001.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: 18th and Indiana L.L.C. **CAL NO.:** 429-00-S
APPEARANCE FOR: Richard S. Jalovec, Alan Lev **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 1802-40 S. Indiana 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 residential use below the 2nd floor in a proposed 39 dwelling unit townhouse building, in a B4-5 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| | | X |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 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 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 39 unit townhouse building shall be constructed in substantial conformance with the site plan and building elevations prepared by Bauhs, Dring, & Main Ltd., dated October 18, 2000.

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

APPLICANT: Center for Seniors **CAL NO.:** 430-00-S
APPEARANCE FOR: Martha Ha, Jae K. Ha **MAP NO.:** 13-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 5315-19 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 18 private passenger automobiles to fulfill the off-street parking requirement, in a C1-2 Restricted Commercial District, for a proposed senior citizen day care center in a proposed 2-story building on premises at 5320 N. Kedzie Avenue.

ACTION OF BOARD--

APPLICATION APPROVED

COPY

THE VOTE

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

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 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 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 25a.)

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

COPY

MINUTES OF MEETING

December 15, 2000

Cal. No. 430-00-S

That lighting shall be provided which is directed away from adjacent residential improvements; that striping shall be provided;

That fencing and landscaping shall be installed as illustrated on the landscape plan prepared by John Y. Kim & Associates, Inc., dated December 13, 2000;

That ingress and egress shall be from N. Kedzie Avenue; 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 and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: The Ecumenical Institute /
The Institute for Cultural Affairs

CAL NO.: 431-00-S

APPEARANCE FOR: Lynn Hanley, Margaret Aiseayew

MAP NO.: 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 4749 N. Sheridan Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for up to 84 private passenger automobiles, in a B5-5 General Service District, to satisfy the off-street parking requirements for an existing community center on premises at 4750 N. Sheridan Road.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 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 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 26a.)

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

COPY

MINUTES OF MEETING

December 15, 2000

Cal. No. 431-00-S

That fencing and landscaping shall be installed as illustrated on the landscape plan prepared by City Scapes, dated September 29, 2000;

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

That ingress and egress shall be from N. Sheridan Road; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the N. Sheridan Road 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 and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Paul Florian **CAL NO.:** 432-00-Z
APPEARANCE FOR: Thomas M. Pikarski, Paul Florian **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 1327 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2 & 3-story single family dwelling whose front yard will be 5' instead of 9.48' with no side yards at their narrowest point instead of 7.5' each and no rear yard instead of 30'.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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; 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: Jadwiga Horzycka **CAL NO.:** 433-00-Z
APPEARANCE FOR: Thomas M. Pikarski, Jadwiga Horzycka **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 1521 W. Thomas Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the alteration of the attic adding habitable floor area in an existing 4-story 3 dwelling unit building on the front of the lot additionally improved with a 3-story 3 dwelling unit building on the rear of the lot and which addition will result in a 15% (961 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance. *

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.



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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 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; 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: Stanley Skoczen **CAL NO.:** 434-00-S
APPEARANCE FOR: Thomas M. Pikarski, Stanley Skoczen **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 1925 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 residential use below the 2nd floor at the rear of the building in an exiting 4-story store and 5 dwelling unit building, in a B4-2 Restricted Service District.

COPY

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 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 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: Samuel Grodzin CAL NO.: 435-00-A
APPEARANCE FOR: Samuel Grodzin MAP NO.: 5-G
APPEARANCES AGAINST: Thomas S. Moore, Paul Link MINUTES OF MEETING:
December 15, 2000
PREMISES AFFECTED: 2127 N. Dayton Street
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

COPY

THE VOTE

OBJECTOR'S APPEAL DENIED
AND THE DECISION OF THE OFFICE
OF THE ZONING ADMINISTRATOR
AFFIRMED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, Samuel Grodzin, on September 20, 2000, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception to permit the erection of a 2-story with partial 3rd floor single-family dwelling whose front yard will be 14'8" instead of 15' and whose north and south side yards will be 1'3" each instead of 2'6" each, on premises at 2127 N. Dayton Street; and

WHEREAS, on May 22, 2000, the Office of the Zoning Administrator, in File #00-108-ZE, granted an exception to the owner of the property at 2127 N. Dayton Street to permit the following: To reduce the front yard to 14'8" instead of 15', the north and south side yards to 1'3" instead of 2'6" in order to allow the construction of a 22'6" x 68'3" 2-story single-family dwelling with a basement, a 22'6" x 33'6" 3rd story penthouse with an open deck and a 6' in diameter circular open stair; and

WHEREAS, a public hearing was held on the appeal application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 125' lot improved with a newly constructed building foundation; that the owner of the subject property proposes to erect a 2-story with partial 3rd floor single-family dwelling whose front yard will be 14'8" instead of 15' and whose north and south side yards will be 1'3" each instead of 2'6" each; that the appellant contends that the proposed single-family dwelling will negatively affect light and air to a rental apartment building he owns located at 2129 N. Dayton Street, which will cause the rental property to be less desirable; that the Sanborn Map indicates that the building at 2129 N. Dayton Street occupies almost the entire lot, abuts the alley at the rear, and has light wells located in the north and south side yards: that the Board finds that the proposed 2 and partial 3rd story single-family dwelling will not negatively affect an adequate supply of light and air to the abutting building at 2129 N. Dayton Street due to the existing light well in the north side yard of the 2129 N. Dayton Street property and that the proposed building will not occupy its entire lot thereby negatively affecting light and air to the rear portion of the 2129 N. Dayton Street building; it is therefore

RESOLVED, that the Objector's Appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting the Exception be and it hereby is affirmed.

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

APPLICANT: Ollie Wooden **CAL NO.:** 436-00-A
PEARANCE FOR: Ollie Wooden **MAP NO.:** 22-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 9237 S. Commercial Avenue
NATURE OF REQUEST: 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.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
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| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Ollie Wooden, for Petra Vallas, owner, on August 21, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second hand dealer of household items and furniture in an existing 2-story brick store building, in an B3-2 General Retail District, on premises at 9237 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 2000, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 2-story brick store and apartment building; that testimony presented indicates that the subject store premises was previously occupied by a second hand store which ceased operation in June, 2000; that the appellant has been operating a second hand store since July, 2000; that the continuation of a second hand store business at the subject site is proper use of the store premises under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of the appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second hand dealer of household items and furniture in an existing 2-story brick store and apartment building, on premises at 9237 S. Commercial Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6:30 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mahmoud M. Dajani **CAL NO.:** 437-00-A
APPEARANCE FOR: Mahmoud M. Dajani **MAP NO.:** 16-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 6604 S. Damen Avenue
NATURE OF REQUEST: 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
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 BRIAN L. CROWE

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
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THE RESOLUTION:

WHEREAS, Mahmoud M. Dajani, owner, on September 22, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in an existing non-conforming 1-story brick store building, in an R3 General Residence District, on premises at 6604 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.3-3. 7.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 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 1-story brick non-conforming store building; that on January 18, 1991, the Zoning Board of Appeals sustained an appeal filed by the appellant for the establishment of a food and liquor license in a 1-story brick non-conforming store building at the subject site, in Cal. No. 19-91-A; that testimony presented indicates that the subject store premises was previously occupied by a grocery store which ceased operation on June 13, 1997 due to fire and looting damage; that Section 6.4-5 of the zoning ordinance provides that "a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that pursuant to Section 6.4-5, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Jerome A. Ware **CAL NO.:** 438-00-A

APPEARANCE FOR: Jerome A. Ware **MAP NO.:** 18-B

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

PREMISES AFFECTED: 7701 S. Exchange Avenue

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

ACTION OF BOARD--

THE VOTE

COPY

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X | | |
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| | | X |
| X | | |

THE RESOLUTION:

WHEREAS, Jerome Ware, owner, on August 28, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in an existing 2-story brick store and apartment building, in an R4 General Residence District, on premises at 7701 S. Exchange Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick building containing a non-conforming store on the first floor and an apartment on the 2nd floor; that on January 16, 1998, the Board denied an appeal seeking approval of the sale of packaged liquor in an existing grocery store at the subject site, in Cal. No. 40-98-A; that the appellant purchased the subject property in September, 1999; that the appellant closed the store in December, 1999 in order to make repairs and renovations; that the appellant now seeks to establish a grocery and deli business at the subject site; that the change of use from a grocery store to a grocery and deli business at the subject site is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in an existing 2-story brick store and apartment building, on premises at 7701 S. Exchange Avenue, upon condition that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., 7 days a week; 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: Maria Quansah Nash **CAL NO.:** 439-00-A
APPEARANCE FOR: Maria Quansah Nash **MAP NO.:** 12-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 1375B E. 53rd Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

COPY

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, Maria Quansah Nash, for Craig G. Yale & Assoc., owner, on October 16, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor (hair braiding) and retail beauty supply operation in an existing 1-story store building, in a B2-3 Restricted Retail District, on premises at 1375B E. 53rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 7, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000; and

WHEREAS, the district maps show that the premises is located in a B2-3 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 B2-3 Restricted Retail District; that the subject site is improved with a 1-story brick mutli-store building; that the testimony presented indicates that the appellant has been operating an African hair braiding salon and retail beauty supplies business at the subject site since May, 2000; that the subject store premises was previously occupied by a computer repair shop which ceased operation in May, 2000; that the change of use from a computer repair shop to a hair braiding and retail beauty supplies business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor (hair braiding) and retail beauty supply operation in an existing 1-story brick store building, on premises at 1375B E. 53rd Street, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 6:30 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Kamberos Realty

CAL NO.: 440-00-A

APPEARANCE FOR: None

MAP NO.: 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED: 754 E. 79th Street

December 15, 2000

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X | | |
| X | | |

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

APPLICANT: Rebecca L. Petrosky

CAL NO.: 441-00-A

APPEARANCE FOR: None

MAP NO.: 14-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 15, 2000

PREMISES AFFECTED: 5718 W. 63rd Street

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Kingsley Ibeabuchi **CAL NO.:** 442-00-A
APPEARANCE FOR: Kingsley Ibeabuchi **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 1157 W. 79th Street
NATURE OF REQUEST: 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/

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X | | |
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THE RESOLUTION:

WHEREAS, Kingsley Ibeabuchi, for Quest Consulting & Management, owner, on September 28, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor (hair braiding) in an existing 3-story store and office building, in a B2-1 Restricted Retail District, on premises at 1157 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, 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 December 15, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that on September 19, 1997, the Board sustained an appeal filed by the appellant in the instant case for the establishment of a African hair braiding salon at 1153 W. 79th Street, in Cal. No. 344-97-A; that testimony presented indicates that the management of the subject building remodeled the entire building and moved the appellant next door to 1157 W. 79th Street; that nothing in the appellant's business operation has changed except the address; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor (African hair braiding) in an existing 3-story multi-store and apartment building, on premises at 1157 W. 79th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Bonnie Poole **CAL NO.:** 443-00-A
APPEARANCE FOR: Bonnie Poole **MAP NO.:** 20-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 8446 S. Ashland Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

COPY

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, Bonnie Poole, owner, on September 6, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in an existing 3-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 8446 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, 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 December 15, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick store and apartment building; that the appellant testified that she purchased the subject building in July, 1999; that the subject store premises was previously occupied by a beauty parlor which she took over when she purchased the building; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in an existing 3-story brick store and apartment building, on premises at 8446 S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Memories Tavern, Inc.

CAL NO.: 444-00-A

APPEARANCE FOR: Nikki Lewis

MAP NO.: 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 15, 2000

PREMISES AFFECTED: 3201 S. Racine Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 16, 2001.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X | | |
| X | | |

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

APPLICANT: Shavonne Owens **CAL NO.:** 445-00-A

APPEARANCE FOR: Shavonne Owens **MAP NO.:** 20-H

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

PREMISES AFFECTED: 8032 S. Ashland avenue

NATURE OF REQUEST: 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.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, Shavonne Owens, for Fozel Miller, Jr., owner, on November 16, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in an existing 3-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 8032 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 December 15, 2000; and

WHEREAS, the district maps show that the premises is located in a B21-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the appellant seeks to establish a beauty parlor in a store at the subject site; that the subject store was previously occupied by a beauty parlor which use recently ceased operation; that the change of use from a beauty parlor to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in an exiting 3-story brick multi-store and apartment building, on premises at 8032 S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Tuesdays through Saturdays; 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: Wlodzimierz Michalski & Joseph Grendys* **CAL NO.:** 295-00-A
APPEARANCE FOR: Thomas S. Moore, Wlodzimierz Michalski **MAP NO.:** 11-K
APPEARANCES AGAINST: Kim Nielsen, et al. **MINUTES OF MEETING:**
 December 15, 2000
PREMISES AFFECTED: 4404 W. Berteau Avenue
NATURE OF REQUEST: 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.

COPY

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

| AFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, Wlodzimierz Michalski, owner, on June 23, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor freight terminal for parking and repairing trucks, tractors and related uses, in an R3 General Residence District, on premises at 4404 W. Berteau 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 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 improved with a large commercial building which is occupied by Koch Poultry; that Koch Poultry Company, owned by applicant Joseph Grendys, has been located and operating at the subject site since 1992; that on February 9, 1994, the City Council rezoned the site from M1-1 Restricted Manufacturing to R3 General Residence, which downzoning rendered the poultry company's operation a legal non-conforming use at the subject site; that the testimony presented indicates that the applicant Wlodzimierz Michalski operates Europe Truck Lines at the subject site and maintains a fleet of tractors and refrigerated trailers which are used solely for the transportation of Koch's fresh and frozen poultry products throughout the country; that truck tire and oil changes are performed at the subject site; that the testimony presented on the number of trucks coming in and going out of the subject property and the hours of operation was vague and inconclusive; that opposition testimony indicates that the trucking company is not operated in a manner that insures the protection of the health and safety of adjacent residential property owners; that licensing requirements have caused the case to be filed; that no evidence was presented to indicate that Europe Truck Lines was legally established at the subject site prior to the rezoning of the site; that under Section 7.3-3 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

*Amended at the October 20, 2000 hearing.

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

APPLICANT: Thomas Moran **CAL NO.:** 349-00-S
APPEARANCE FOR: Thomas Moran **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 5800-12 N. Glenwood 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 up to 14 private passenger automobiles, in an R4 General Residence/SD# 22, to serve the existing apartment building located at 5739-45 N. Ridge Avenue.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATON APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December September 29, 2000; and

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

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

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

That the 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 43a.)

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

COPY

MINUTES OF MEETING

December 15, 2000

Cal. No. 349-00-S

That fencing and landscaping shall be installed as illustrated on the landscape plan prepared by Appold Design Inc., dated October 17, 2000 and provided the required landscape exceptions are granted by the Office of the Zoning Administrator.

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

That ingress and egress shall be from N. Glenwood Avenue; that the driveway shall be construction 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 conditions and standards hereby established under this order.

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

APPLICANT: Thomas Moran **CAL NO.:** 350-00-Z
APPEARANCE FOR: Thomas Moran **MAP NO.:** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 15, 2000
PREMISES AFFECTED: 5800-12 N. Glenwood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, the establishment of an off-site parking lot in an R4 General Residence District, to serve an existing apartment building located at 5739-45 N. Ridge Avenue and which lot will have no front yard instead of 15'.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

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

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | X | | |
| LEROY K. MARTIN, JR. | X | | |
| GIGI McCABE-MIELE | X | | |
| BRIAN L. CROWE | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on December 15, 2000, the Board approved, in Cal. No. 349-00-S, the establishment of an off-site parking lot for up to 14 private passenger automobiles, on premises at 5800-12 N. Glenwood Avenue, to serve the existing apartment building located at 5739-45 N. Ridge 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; 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: Ron's Temporary Help Services

CAL NO.: 318-00-S

APPEARANCE FOR: James J. Banks

MAP NO.: 6-H

APPEARANCES AGAINST: Anthony DeAngelo et al.

MINUTES OF MEETING:
December 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 1st floor of an existing 3-story brick building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

COPY

CASE CONTINUED TO
MARCH 16, 2000.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

COPY

MINUTES OF MEETING

December 15, 2000

Cal. No. 366-99-Z and

Cal. No. 367-99-S

Richard C. Baker, for The Open Door Baptist Church, applicant, presented a written request for an extension of time in which to complete the erection of a 2-story with basement 699 seat masonry church building whose rear yard will be 15' instead of 30' and with no provision for 1 required 10 x 25' loading berth, on premises at 1301-09 S. Sawyer Avenue; and for the establishment of an off-site parking lot for 61 private passenger automobiles, on premises at 1316-32 S. Kedzie Avenue to fulfill the parking requirements for the aforesaid church, which applications were approved by the Zoning Board of Appeals on November 19, 1999 in Cal. Nos. 366-99-Z and 367-99-S, respectively.

Mr. Baker stated that the construction of the new church and parking lot are part of a larger project including a community center. The community center was developed first and has run into a number of problems which has delayed the ongoing construction of the new church facility and the parking lot.

Chairman Spingola moved that the request be granted and the time in which to complete the aforesaid church and off-site parking lot be extended to November 21, 2001. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

December 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, January 19, 2001.

Marian Rest
Secretary