

**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 January 19, 2001

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

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

MINUTES OF MEETING

January 19, 2001

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on December 15, 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: Mr. & Mrs. David Chase **CAL NO.:** 01-01-Z
APPEARANCE FOR: Bernard I. Citron, David Chase **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 1536 W. Adams 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 2-story addition to an existing 1, 2 & 3-story 4 dwelling unit building with no east side yard instead of 7.6', and with no rear yard instead of 30'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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;

That the applicant shall obtain a waiver of the alley barrier requirement from the City Council to allow access to the parking spaces located on the west property line; that no parking space shall be located closer than 15 feet from the front lot line; that a solid 4 feet high fence shall be erected south of the parking area to shield the parked automobiles from W. Adams Street; that landscaping shall be provided in that portion of the front yard located in front of the aforesaid solid screening fence.

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

APPLICANT: Dural Ardelean **CAL NO.:** 02-01-Z
APPEARANCE FOR: Paul A. Kolpak, Dural Ardelean **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 3111-17 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-3 General Commercial District, the erection of a 4-story store and 24 dwelling unit building with no rear yard instead of 30' and with no provision for one required 10' x 25' loading berth.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: Metzler-Hull Development Corp.

CAL NO.: 03-01-Z

APPEARANCE FOR: Jack Guthman, Jay Metzler

MAP NO.: 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 1935 N. Burling Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District/SD#19 Subarea "B", the erection of a 2-story masonry and brick single family dwelling whose front yard will be 10' instead of 15' and whose north side yard will be 4" instead of 2.44' each.

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 | | |
| 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 January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: Metzler-Hull Development Corp. **CAL NO.:** 04-01-Z
APPEARANCE FOR: Jack Guthman, Jay Metzler **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 1933 N. Burling Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District/SD#19 Subarea "B", the erection of a 3-story brick and masonry single family dwelling whose front yard will be 5' instead of 15' and whose south side yard will be 3.05' and with no north side yard instead of 3.3' each.

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 January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: Philip Franchi **CAL NO.:** 05-01-Z
APPEARANCE FOR: Richard E. Zulkey, Linda Franchi **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 4322 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-2 General Retail District, the erection of a 3rd floor addition to an existing 2-story store and apartment building, resulting in a store and garage on the ground floor and a single duplex residence on the 2nd and 3rd floors, whose rear yard will be 7' instead of 30'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: James Finnegan **CAL NO.:** 06-01-Z
APPEARANCE FOR: Thomas M. Pikarski, James Finnegan **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 4840 N. Broadway

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-5 General Service District, the erection of a 4th story addition to an existing 3-story brick building which will have stores at grade and 22 dwelling units above and no rear yard instead of 30'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: Emigidio Gutierrez **CAL NO.:** 07-01-Z
APPEARANCE FOR: Emigidio Gutierrez **MAP NO.:** 6-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 4015 W. 26th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail District, the erection of a 2-story 2 dwelling unit addition to the rear of an existing 3-story brick 4 dwelling unit store and apartment building, all of which will have 6 dwelling units and a store and garage on the ground floor, with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: Shlaimon T. Sawa

CAL NO.: 08-01-Z

APPEARANCE FOR: Charles Friedland

MAP NO.: 17-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 6849 N. Sauganash Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the reduction of the rear yard from 30' to 8.19' in order to subdivide a 12,694.73 sq. ft. improved zoning lot into 2 zoning lots, the lot improved with a single family residence is to provide 7,110.6 sq. ft. of lot area and the new lot to provide 5,584.23 sq. ft. of lot area and which new lot will have a street frontage of 51.25'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 16, 2001.

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: Shlaimon T. Sawa

CAL NO.: 09-01-Z

APPEARANCE FOR: Charles Friedland

MAP NO.: 17-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 6904 N. Chicora Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the establishment of a new zoning lot whose lot area will be 5,560 sq. ft. and whose street frontage will be 51.25' instead of the predominant widths of 54'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 16, 2001.

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: LaSalle National Bank, N.A. **CAL NO.:** 10-01-S

APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 20-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001

PREMISES AFFECTED: 8400 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a new 3 lane automated drive-thru banking facility to replace an existing teller assisted facility, in a B4-2 Restricted Service District.*

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 2000; and

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

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

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

That the applicant shall install landscaping as illustrated on the landscape plan prepared by Robert G. Lyon & Associates, Inc., dated January 18, 2001.

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

APPLICANT: Ed Gobbo

CAL NO.: 11-01-S

APPEARANCE FOR: James J. Banks, Ed Gobbo

MAP NO.: 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 2043 W. Dickens Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 3-story masonry single family dwelling, in a B4-2 Restricted Service District.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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: Ed Gobbo .CAL NO.: 12-01-Z
APPEARANCE FOR: James J. Banks, Ed Gobbo MAP NO.: 5-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 2043 W. Dickens Street January 19, 2001

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story masonry single family dwelling whose front yard will be 11' instead of 12', whose west side yard will be 0.5' instead of 2.4' and whose rear yard will be 20.5' instead of 30'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 January 19, 2001, the Zoning Board of Appeals approved, in Cal. No. 11-01-S, the applicant's special use application for the establishment of residential use below the 2nd floor in a proposed 3-story masonry single-family dwelling, 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: Cody Folan CAL NO.: 13-01-S
APPEARANCE FOR: Thomas S. Moore, Cody Folan MAP NO.: 13-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
January 19, 2001
PREMISES AFFECTED: 4826 N. Damen Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story with basement 3 dwelling unit building, in a B4-2 Restricted Service District.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 building height shall be limited to 45 feet as illustrated on the drawings prepared by Craig & Associates, date January 19, 2001.

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

APPLICANT: Cody Folan CAL NO.: 14-01-Z
APPEARANCE FOR: Thomas S. Moore, Cody Folan MAP NO.: 13-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
January 19, 2001
PREMISES AFFECTED: 4826 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 3 dwelling unit condominium building whose front yard will be 7' instead of 14.4' and whose south side yard will be 1.33' instead of 2.5'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 January 19, 2001, the Board approved, in Cal. No. 13-01-S, a special use application filed by the applicant for the establishment of residential use below the 2nd floor in a proposed 4-story with basement 3 dwelling unit building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Moran Development **CAL NO.:** 15-01-S
APPEARANCE FOR: Thomas S. Moore, Greg Moran **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2702-06 W. Montrose

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 6 dwelling unit condominium building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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: Moran Development **CAL NO.:** 16-01-Z
APPEARANCE FOR: Thomas S. Moore, Greg Moran **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2702-06 W. Montrose

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6 dwelling unit condo building whose front yard will be 12' instead of 15', with east and west side yards of 5.66' each instead of 6.2' each and with no provision for one required 10' x 25' loading berth.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 January 19, 2001, the Board approved, in Cal. No. 15-01-S, an application for a special use filed by the applicant for the establishment of residential use below the 2nd floor in a proposed 4-story 6 dwelling unit condominium 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: Polish Messenger Church **CAL NO.:** 17-01-S
APPEARANCE FOR: Paul A. Kolpak, Fr. Stephan Filipowicz **MAP NO.:** 9-M
APPEARANCES AGAINST: John F. Kola, John Dunleavy **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 5835-41 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an 500-seat* church with related facilities in an existing 2-story brick building, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1 and 2-story brick building previously occupied by a Moose Fraternal Lodge; that the applicant seeks to establish a 500-seat church in the subject building; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate off-street parking to be located at 5801-15 W. Irving Park Road; 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 in that the foot print of the existing building will not be changed in its conversion to the proposed church; 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 seating capacity shall be limited to 500 seats and that off-street parking for 58 private passenger automobiles shall be located at 5801-15 W. Irving Park Road, as provided for in Cal. No 18-01-S.

Adopted at the public hearing

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

APPLICANT: Polish Messenger Church **CAL NO.:** 18-01-S
APPEARANCE FOR: Paul A. Kolpak, Fr. Stephan Filipowicz **MAP NO.:** 9-M
APPEARANCES AGAINST: John F. Kola, John Dunleavy **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 5801-15 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 58* private passenger automobiles, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 January 19, 2001, the Zoning Board of Appeals, in Cal. No. 17-01-S, approved the special use application filed by the applicant in the instant case for the establishment of a 500-seat church with related facilities in an existing 1 and 2-story brick building located at 5835-41 W. Irving Park Road; that the applicant proposes to establish an off-site parking lot for 58 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirements for the aforesaid 500-seat church facility; that the public health, safety and welfare will be adequately protected in the design and location of the proposed parking lot to be improved and operated under the conditions and standards hereinafter set forth; and that the proposed parking lot with fencing and landscaping will be compatible with existing business and commercial improvements on W. Irving Park Road and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the 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;

*Amended at the public hearing.
 (Additional conditions follow on page 20a.)

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

MINUTES OF MEETING

January 19, 2001

Cal. No. 18-01-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 solid wood fence shall be erected on the south lot line to screen the property from residential property located across the alley; that decorative metal fencing shall be erected on the north lot line, excepting the pedestrian entrance and on the east lot line, excepting the driveway(s); that concrete wheel stops shall be provided along the west lot line;

That ingress and egress shall be from N. Menard Avenue; that all effort shall be made by the applicant and the City of Chicago to make N. Menard Avenue a 2-way street from the first public alley to the south of the subject site to W. Irving Park Road; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway(s) located on N. Menard Avenue shall be constructed in accordance with applicable ordinances;

That striping shall be provided; that lighting which is directed way from residential properties located across the public alley shall be provided;

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

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

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

APPLICANT:

Humboldt Park Cooperative
Limited Partnership (HPCLP)

CAL NO.: 19-01-S

APPEARANCE FOR:

Mitchell A. Carrel

MAP NO.: 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 19, 2001

PREMISES AFFECTED:

4100 W. Potomac 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, in an R4 General Residence District, to serve a proposed 13 dwelling unit housing cooperative in an existing 3-story brick building on premises at 4101 W. Kamerling Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
March 16, 2001.

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: Humboldt Park Cooperative
Limited Partnership (HPCLP)

CAL NO.: 20-01-Z

APPEARANCE FOR: Mitchell A. Carrel

MAP NO.: 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 4100 W. Potomac Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot for 18 private passenger automobiles whose front yard will be 7' instead of 15'.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 16, 2001.

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: Gary Akavickas **CAL NO.:** 21-01-Z

APPEARANCE FOR: Gary I. Wigoda, Gary Akavickas **MAP NO.:** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001

PREMISES AFFECTED: 1341 W. Hollywood 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-story with attached carport frame single family dwelling whose front yard will be 3' instead of 4.2', whose east side yard will be 3' instead of 6.2' and whose rear yard will be 3.5' instead of 30'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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: Pappageorge/Haymes, Ltd. **CAL NO.:** 22-01-S
APPEARANCE FOR: Gary I. Wigoda, George Pappageorge **MAP NO.:** 5-H
APPEARANCES AGAINST: Stewart Meyer **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 2139 W. Webster Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story single family dwelling, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 23.98' x 72' unimproved lot with no alley access; that the applicant is seeking to establish residential use below the 2nd floor in a proposed 4-story single-family dwelling to be erected at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential housing; that the public health, safety and welfare will be adequately protected in the design, and location of the proposed single-family dwelling which will provide on-site interior garage parking spaces; and that the proposed use will be compatible with the existing improvements in this predominantly residential area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Pappageorge/Haymes, Ltd. **CAL NO.:** 23-01-Z

APPEARANCE FOR: Gary I. Wigoda, George Pappageorge **MAP NO.:** 5-H

APPEARANCES AGAINST: Steward Meyer **MINUTES OF MEETING:**
January 19, 2001

PREMISES AFFECTED: 2139 W. Webster Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story brick and stone single family dwelling whose front yard will be 7.2' instead of 8.6' and whose west side yard will be .5' instead of 2.4' and whose rear yard will be 14.8' instead of 30'.

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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 23.98' x 72' unimproved lot with no alley access; that on January 19, 2001, the Zoning Board of Appeals, in Cal. No. 22-01-S, approved the applicant's special use application for the establishment of residential use below the 2nd floor in a proposed 4-story single-family dwelling at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to construct the proposed single-family residence as designed on this less than standard size city lot; that the plight of the owner is due to the dimensions of the existing lot; that the proposed 4-story single-family dwelling will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: R.P. Fox and Associates **CAL NO.:** 24-01-S
APPEARANCE FOR: Gary I. Wigoda. Michael Fox **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 5115-27 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 21 dwelling unit townhouse building, in a B2-2 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 October 15, 1999, the Board approved the establishment of residential use below the 2nd floor in the erection of a 24 unit 4-story with attic townhouse development at the subject site; that the testimony presented in Cal. No. 335-99-S is hereby made part of the record in the instant case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Mod Body, Inc. CAL NO.: 25-01-S

APPEARANCE FOR: Katriina S. McGuire, David Haskell MAP NO.: 7-F

APPEARANCES AGAINST: None MINUTES OF MEETING: January 19, 2001

PREMISES AFFECTED: 3162 N. Broadway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in an existing 2 & 3-story brick store and office building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 all applicable safety and hygienic procedures governing body piercing establishments shall be complied with.

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

APPLICANT: Michelle & Al Jacques **CAL NO.:** 26-01-A
APPEARANCE FOR: Michelle Jacques **MAP NO.:** 3-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2711 W. Haddon Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.
ACTION OF BOARD--

THE VOTE

APPEAL SUSAINED AND THE
 DECISION OF THE OFICE OF THE
 ZONING ADMINISTRATOR REVERSED.

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, Michelle & Al Jacques, owner, on November 3, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R4 General Residence District, the erection of a new pitched roof on an existing 2-story brick building on the rear of a lot additionally improved with a 3-story brick building on the front of the lot and which new roof will increase the overall height of the building from 22'-6" to 30'-3", on premises at 2711 W. Haddon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001; 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 pre-zoning code non-conforming 2-story brick coach house building located at the rear of the lot which is additionally improved with a 3-story brick residential building on the front of the lot; that the appellants seek to replace the existing flat roof with a new pitched roof, which roof will increase the overall height of the subject building from 22'6" to 30'3"; that the proposed pitched roof will provide attic storage space and will not expand the existing floor area in the building; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a new pitched roof on an existing 2-story brick building on the rear of a lot additionally improved with a 3-story brick building on the front of the lot and which new roof will increase the overall height of the building from 22'6" to 30'3", on premises at 2711 W. Haddon Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michelle & Al Jacques **CAL NO.:** 27-01-Z
APPEARANCE FOR: Michelle Jacques **MAP NO.:** 3-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2711 W. Haddon 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 new pitched roof on an existing 2-story brick building situated on the rear of the lot additionally improved with a 3-story building on the front of the lot and which proposed new roof will have no west side yard instead of 2.5' each side and with no rear yard instead of 30'.

ACTION OF BOARD--

VAIATION 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 | X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 January 19, 2001, the Board sustained, in Cal. No. 26-01-A, an appeal filed by the appellants to permit the erection of a new pitched roof on an existing 2-story brick building on the rear of a lot additionally improved with a 3-story brick building on the front of the lot and which new roof will increase the overall height of the building from 22'6" to 30' 3", 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: Humboldt Park Cooperative Limited Partnership (HPCLP) **CAL NO.:** 28-01-S

APPEARANCE FOR: Mitchell A. Carrel **MAP NO.:** 5-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:** January 19, 2001

PREMISES AFFECTED: 1637-39 N. Lawndale 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, in an R4 General Residence District, to serve the parking needs of an existing 18 dwelling unit building under rehabilitation on premises at 3653-57 W. Wabansia.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

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 30a.)

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

MINUTES OF MEETING

January 19, 2001

Cal. No. 28-01-S

That fencing, security gates, and landscaping shall be installed as illustrated on the landscape plan prepared by Weese Langley Weese Architects Ltd., dated January 19, 2001;

That ingress and egress shall be from N. Lawndale Avenue and the public alley abutting the site to the east, provided a waiver of the alley barrier requirement is obtained from the City Council; that the N. Lawndale driveway shall be constructed in compliance with applicable ordinances;

That lighting and striping shall be provided;

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: Humboldt Park Cooperative Limited Partnership (HPCLP) **CAL NO.:** 29-01-Z

APPEARANCE FOR: Mitchell A. Carrel **MAP NO.:** 5-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:** January 19, 2001

PREMISES AFFECTED: 1637-39 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot for 18 private passenger automobiles whose front yard will be 7' instead of 15'.

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 January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 January 19, 2001, the Zoning Board of Appeals approved, in Cal. No. 28-01-S, the applicant's special use application for the establishment of an off-site parking lot for 18 private passenger automobiles, at the subject site, to serve the parking needs of an existing 18 dwelling unit building under rehabilitation at 3653-57 W. Wabansia Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; 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: Dorothy Schilbor CAL NO.: 30-01-A

APPEARANCE FOR: Paul A. Kolpak, Lucy Visocky MAP NO.: 9-M

APPEARANCES AGAINST: John R. Videckis, Susan Villasenor MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 6315-17 N. Berenice Avenue

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

ACTION OF BOARD--

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: Chicago Board of Education **CAL NO.:** 31-01-Z
APPEARANCE FOR: Terry Diamond **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 2301 W. 21st Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story addition on the south west side of the existing 4-story Pickard Elementary school building, which addition will have a south front yard of 1.48', and a north front yard of 7' instead of 20' each, whose west side yard will be 12' instead of 20' with no mid-point rear yard instead of 60', and whose floor area ratio will exceed the 1.20, permitted. Request is for further reduction of south front yard granted by ZBA under Cal # 268-00-Z.

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 January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 August 18, 2000, the Zoning Board of Appeals granted an application for a variation filed by the applicant to permit the erection of a 3-story addition on the southwest side of the existing 4-story Pickard Elementary School building, which addition will have a south front yard of 4.75', and a north front yard of 7' instead of 20' each, whose west side yard will be 12' instead of 20', with no mid-point rear yard instead of 60', and whose floor area ratio will exceed the 1.20 permitted, at the subject site; that the testimony presented in Cal. No. 268-00-Z is hereby made part of the record in the instant case; that the requested further reduction in the south front yard from 20' to 1.48' is necessary to accommodate a required exit stairway for the proposed 3-story addition that will lead directly to the outside; 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: Barbara Abreu **CAL NO.:** 32-01-A
APPEARANCE FOR: James Stolla, Barbara Abreu **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2822 N. Milwaukee 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.

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, Barbara Abreu, for Adelfa Cardenas, owner, on October 20, 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 B3-3 General Retail District, on premises at 2822 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 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 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001; and

WHEREAS, the district maps show that the premises is located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that the subject site is improved with a 3-story brick store and apartment building containing 2 store premises on the ground floor - 2822A, which is occupied by a currency exchange and the 2822B, the subject premises; that the subject store premises was previously occupied by a U.S. Currency Exchange to Mexico, a use permitted in a B3-3 General Retail District, which recently ceased operation; that the change of use from a currency exchange to a beauty parlor 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 beauty parlor in an existing 3-story brick store and apartment building, on premises at 2822-B N. Milwaukee Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: White Way Sign and Maintenance Co. **CAL NO.:** 33-01-A
APPEARANCE FOR: Peter A. Tomaselli **MAP NO.:** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 2245 W. Jackson Boulevard 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.

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, White Way Sign and Maintenance Co., for Chicago Public Schools, owner, on October 31, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an electronic high school bulletin board with a changing message center, illuminated and flashing, for the Richard T. Crane High School, in an R5 General Residence District, on premises at 2245 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 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 7.10."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the subject site is improved with the Richard T. Crane public high school with an existing lighted school sign on the east side of the building; that the Office of the Zoning Administrator contends that the existing sign is a moving, flashing electronic message advertising sign; that the appellant proposes to replace the existing sign and erect a 55 square feet electronically controlled announcement board at the same location to enable Crane High School to post school-related announcements; that no products and/or services unrelated to the school will be displayed; that the elapsed time between announcements will be no less than 10 minutes; that the Board finds that the proposed electronically controlled sign board is not a moving, flashing advertising sign but an announcement board for the sole purpose of announcing school-related bulletins; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

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

MINUTES OF MEETING

January 19, 2001

Cal. No. 33-01-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit an illuminated electronic high school bulletin board with changing message center for the Richard T. Crane High School, on premises at 2245 W. Jackson Boulevard, upon condition that no products and/or services unrelated to the school will be displayed; that the elapsed time between announcements will be no less than 10 minutes; 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: Benjamin Munoz **CAL NO.:** 34-01-A
APPEARANCE FOR: Joseph Cecala, Benjamin Munoz **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2204 N. Lawndale 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.

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

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

THE RESOLUTION:

WHEREAS, Benjamin Munoz, owner, on October 18, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in an existing 2-story brick building in lieu of a store on the ground floor and an apartment above, in an R3 General Residence District, on premises at 2204 N. Lawndale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant seeks to convert the non-conforming store premises into a conforming dwelling unit for a total of two dwelling units; that the change of use from a non-conforming store to a conforming dwelling unit 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 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 certify 2 dwelling units in an existing 2-story brick building in lieu of a store on the ground floor an apartment above, on premises at 2204 N. Lawndale Avenue, upon condition that the building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Carmen Perez **CAL NO.:** 35-01-A
APPEARANCE FOR: Carmen Perez **MAP NO.:** 3-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 2658 W. Cortez 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.

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, Carmen Perez, owner, on October 26, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 6 dwelling units in lieu of a store and 5 dwelling units in an existing 3-story brick building, in an R4 General Residence District, on premises at 2658 W. Cortez Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick store and 5 dwelling unit building and a 3-car garage; that the appellant seeks to convert a non-conforming ground floor store premises into a conforming dwelling unit for a total of 6 dwelling units; that the change of use from a non-conforming store premises into a conforming dwelling unit 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 certify 6 dwelling units in lieu of a store a 5 dwelling units in an existing 3-story brick building, with no additional off-street parking required, on premises at 2658 W. Cortez Street, upon condition that the building shall be brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Armando Ortiz

CAL NO.: 36-01-A

APPEARANCE FOR: Armando Ortiz

MAP NO.: 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 6924 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 16, 2001.

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

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH I. 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: Chicago Board of Education **CAL NO.:** 37-01-S
APPEARANCE FOR: Terry Diamond, Nancy Ellis **MAP NO.:** 18-G
APPEARANCES AGAINST: Natron Jackson **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 7202 S. Sangamon 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 23 private passenger automobiles to replace parking spaces displaced by a proposed modular addition to the Simon Guggenheim School on premises at 7141 S. Morgan Street, in an R3 General Residence District.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 R3 General Residence District; that the subject site is a 79'2" x 119'11" paved and fenced lot; that the applicant proposes to establish an off-site accessory parking lot for 23 private passenger automobiles at the subject site; that the proposed parking lot is necessary for the public convenience at this location to replace parking spaces displaced by a proposed modular addition to the Simon Guggenheim Elementary School located at 7141 S. Morgan Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and maintained under the conditions and standards hereinafter set forth; and that the proposed use, with fencing and landscaping, and located directly across W. 72nd Street from the school, will be compatible with the existing residential improvements in the neighborhood and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 39a.)

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

MINUTES OF MEETING

January 19, 2001

Cal. No. 37-00-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 solid wood fence shall be erected on the south lot line and along the alley abutting the site to the west to screen the parking lot from adjacent residential properties; that a 5' high ornamental metal fence shall be erected along the east lot line, excepting the driveway, and along the north property line; that the parking lot shall be locked by means of a metal security gate at the end of each school day to prevent the lot from being used as a playground; that the S. Sangamon Street driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the west and W. 72nd Street shall not be used for ingress nor for egress;

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

That landscaping shall be installed as illustrated on the landscape plan prepared by Legat Architects, dated October 20, 2000;

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

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

APPLICANT: Chicago Board of Education **CAL NO.:** 38-01-Z
APPEARANCE FOR: Terry Diamond, Nancy Ellis **MAP NO.:** 18-G
APPEARANCES AGAINST: Natron Jackson **MINUTES OF MEETING:**
January 19, 2001
PREMISES AFFECTED: 7202 S. Sangamon Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site parking lot for 23 private passenger automobiles whose front yard will be 5' instead of 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

| | 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 January 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 R3 General Residence District; that the subject site is a 79'2" x 119'11" paved and fenced lot; that on January 19, 2001, the Zoning Board of Appeals approved, in Cal. No. 37-01-S, the applicant's special use application for the establishment of an off-site accessory parking lot for 23 private passenger automobiles, at the subject site, to replace parking spaces displaced by a proposed modular addition to the Simon Guggenheim School located at 7141 S. Morgan Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the requested front yard variation is necessary to maximize the space available to provide the 23 parking spaces; that the plight of the owner is due to unique circumstances in that the Guggenheim School has limited space available for parking and playground; that if the parking lot is not moved to the south side of 72nd Street, the modular classroom unit will have to be located on the school playground; and that the variations, if granted, will not alter the essential character of the locality in that the proposed parking lot will be an improvement of an existing vacant lot and will assure that school staff will not take street parking away from local residents; 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: Charles A. Fortunato

CAL NO.: 399-00-A

APPEARANCE FOR:

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 3300 W. Cullom Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to certify 13 dwelling units in an existing 3-story brick building in lieu of a chapel and 12 dwelling units, in an R3 General Residence District.

ACTION OF BOARD--

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 |
|----------------------|-------------|----------|--------|
| 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: Bogdan & Barbara Witkowski

CAL NO.: 375-00-Z

APPEARANCE FOR: None

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 5680 N. Rogers Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 2nd floor addition over an existing attached garage at the rear of a single family dwelling whose rear yard will be 10.45' instead of 30'.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

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: Oakdale Covenant Church

CAL NO.: 352-00-S

APPEARANCE FOR:

MAP NO.: 22-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 9403-47 S. Vincennes 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 58 private passenger automobiles, in an M1-1 Restricted Manufacturing District, to serve an existing church and a proposed community center on premises at 9440 S. Vincennes Avenue and 9406 S. Vincennes Avenue.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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: Oakdale Covenant Church

CAL NO.: 353-00-S

APPEARANCE FOR:

MAP NO.: 22-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 2001

PREMISES AFFECTED: 9406 S. Vincennes 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 community center in a proposed 2-story building, in an R2 Single Family Residence District.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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: Allied Waste Transportation **CAL NO.:** 383-00-S
APPEARANCE FOR: Glenn C. Sechen, James Lanengen **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 1850 W. Carroll Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing waste transfer and recycling facility to allow operation to go 7 days a week 24 hours a day, and to erect additions to the existing structures on the lot, in Planned Manufacturing District #4.

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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the volume of municipal solid waste processed at the site shall be limited to 2,400 tons per day consistent with the Department of Environment permit.

That the proposed building addition shall be set back and landscaped consistent with the site plan prepared by Envirogen, Inc., dated January 18, 2001;

That screening shall be added to the fencing of the weigh station located on the northeast corner of W. Carroll Street and N. Wood Street.

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

APPLICANT: Loop Transfer, Inc. **CAL NO.:** 384-00-S
APPEARANCE FOR: Glenn C. Sechen, James Lanengen **MAP NO.:** 16-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 16 W. 64th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the modification of the operation a waste transfer station, in an M2-3 General Manufacturing District, whose hours of operation will be 24 hours a day 7 days a week and which operation will now include recycling equipment, and use of the same within the existing building.

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 |
|----------------------|-------------|----------|--------|
| 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 January 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That no change shall be made to the volumes or types of municipal wastes processed at the site;

That the proposed expansion of the applicant waste transfer company shall be limited to extending the current hours of operation to 24 hours per day, 7 days a week, and to the installation of a blue bag recycling line within the existing building consistent with the applicant's special use application.

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

MINUTES OF MEETING

January 19, 2001

Cal. No. 63-00-Z

John J. George, for Bruce Crown, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the construction of a 3-story masonry single-family dwelling whose front yard will be 11.5' instead of 15' and whose north side yard will be 1.25' instead of 4', on premises at 1665 N. Burling Street, approved by the Zoning Board of Appeals on March 17, 2000, in Cal No. 63-00-Z.

Mr. George stated the principal reason for the extension of time request relates to the proposed utilization of a new building system (Insulated Concrete Forms) at the single-family residence. The ICF System offers large energy savings for the homeowner and has been demonstrated to be very environmentally-friendly in other areas of the country. The ICF System is new to the metropolitan area and has presented a learning-curve experience for the project architects and engineers. It is also anticipated that the ICF System will require additional review in the Building Department.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits for the construction of the aforesaid single-family dwelling be extended to March 17, 2002. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

January 19, 2001

Cal. No. 263-00-Z

Bernard I. Citron, for Real Concord, Inc., applicant, presented a written request for a revision in the resolution adopted by the Zoning Board of Appeals on August 18, 2000, in Cal. No. 263-00-Z, granting the erection of a 2nd floor addition to an existing 1-story building in order to establish 8 dwelling units, which building will have no front yard instead of 15', on premises at 5300-04 N. Ravenswood Avenue.

Mr. Citron stated that the applicant sought approval for the erection of a 2nd floor addition to an existing 1-story building in order to establish 8 dwelling units at 5300-04 N. Ravenswood Avenue, with an east front yard of 0 feet instead of 6 feet and a west rear yard of 0 feet instead of 30 feet. Mr. Citron stated the variations sought were approved by the Board on August 18, 2000, but that the resolution erroneously references a variation for only the front yard, and for the wrong dimensions. Mr. Citron submitted copies of the variation application, the official denial from the Office of the Zoning Administrator and the notification letter sent to the applicable property owners located within a 100 foot radius of the subject site in support of the requested revision.

At the request of Chairman Spingola, the audio tape recording of the August 18, 2000 hearing of the variation application in question was reviewed. The audio tape indicated that the testimony presented points to the proposed 2nd floor addition following the footprint of the existing 1-story building which necessitated the front and side yard variations requested. Testimony from an objector to the application also referred to "yard setbacks."

Chairman Spingola moved that the **NATURE OF REQUEST** in Cal. No. 263-00-Z, be revised on its face as follows:

"Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2nd floor addition to an existing 1-story building, in order to establish 8 dwelling units, which building will have a zero east front yard instead of 6 feet, and a zero west rear yard instead of 30 feet."

and that the balance of the resolution stands as written. The motion prevailed by yeas and nays as follows:

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

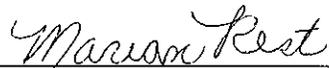
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

MINUTES OF MEETING

January 19, 2001

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

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, February 16, 2001.


Secretary