

**COPY**

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

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

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held in The City Council Chambers, 2<sup>nd</sup> Floor, City Hall, on Friday, March 16, 2001

The following members were present and constituted a quorum:

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

**MINUTES OF MEETING**

March 16, 2001

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on February 16, 2001 (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.

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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:** Robert Soto **CAL NO.:** 79-01-Z  
**APPEARANCE FOR:** Mark J. Kupiec, Robert Soto **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** H. Reed Harris **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 1648-52 W. Augusta Boulevard

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence, the reduction of the east and west side yards from 3' each to 1.75' each in order to legalize the construction of a 4-story 5 dwelling unit building. Existing structure was granted Exceptions for front and side yard relief which did not address the issue of the chimneys applied for in this request.

**ACTION OF BOARD--**

**COPY**

**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 March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R5 General Residence District; that the subject site is improved with a 4-story 5 dwelling unit building; that the applicant was previously granted an Exception from the Office of the Zoning Administrator which granted front and side yard reductions; that the subject building was constructed with chimneys projecting 1.25 feet into the reduced side yards; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the applicant now seeks a variation to reduce the side yards to 1.75 feet instead of 3 feet in order to legalize the construction; that the plight of the owner is due to unique circumstances in that the removal of the chimneys would negatively affect the architectural integrity and value of the dwelling units; that the variations, if granted, will not have a negative affect on an adequate supply of light and air to abutting property and 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 **CAL NO.:** 80-01-Z  
**APPEARANCE FOR:** Scott R. Borstein, Jay Metzler **MAP NO.:** 5-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 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 (SD #19) Subarea B, the erection of a 3-story brick and stone single family dwelling whose front yard will be 10' instead of 15' and whose north side yard will be .33' instead of 2.47'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
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 March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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: Kevin Gaughan

CAL NO.: 81-01-Z

PEARANCE FOR: Thomas M. Pikarski.

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 2306 W. Berwyn Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story single family dwelling on a through lot whose front yard on West Bowmanville Avenue will be 2' instead of 20'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

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

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

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

**APPLICANT:** Jim & Gail Topps **CAL NO.:** 82-01-Z  
**APPEARANCE FOR:** James J. Banks, Gail Topps **MAP NO.:** 9-F  
**APPEARANCES AGAINST:** Tom Baltz, Diane Kuta, Sam Grodzin et al. **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 434 W. Melrose Street  
**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of an 8-story 34 dwelling unit building whose percentage of lot area coverage above 30' in height will be 66% instead of 50% allowed.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R6 General Residence District; that the subject site is a 10,956 sq.ft. lot currently improved with a 5-story brick apartment building originally constructed in 1929; that the subject site has no alley access; that it is proposed to demolish the existing building and erect an 8-story 34 condominium dwelling unit building with interior garage parking and loading 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 variation requested is necessary to provide adequate living space in the dwelling units as designed; that the plight of the owner is due to unique circumstances in that the zoning ordinance requires that no residential building in the R6 General Residence District, except for townhouses and other residential buildings which do not exceed 30 feet in height or do not exceed three stories, shall have a floor area of any floor containing dwelling units (including efficiency units) which exceeds 50% of the lot area; that the proposed 8-story 34 condominium dwelling unit building will be compatible with the existing mid to high-rise 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:** Jim & Gail Topps **CAL NO.:** 83-01-Z  
**APPEARANCE FOR:** James J. Banks, Gail Topps **MAP NO.:** 9-F  
**APPEARANCES AGAINST:** Tom Baltz, Diane Kuta, Sam Grodzin et al. **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 437-45 W. Melrose Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of an 8-story 54 dwelling unit apartment building whose rear yard will be 15.0' instead of 30' and whose percentage of lot area coverage above 30' in height will be 66% instead of 50% allowed.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R6 General Residence District; that the subject site is a 20,322.75 sq. ft. lot currently improved with a 3-story with basement apartment building and parking lot; that it is proposed to demolish the existing building and erect an 8-story 54 condominium dwelling unit building with interior garage parking at the subject site; that the subject site has no alley access; 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 rear yard variation is necessary to keep the height of the building down to a level acceptable to the community while maintaining the existing side yards; that the plight of the owner is due to the zoning ordinance requirement prohibiting the floor area of any floor containing dwelling units in residential buildings in an R6 General Residence District exceeding 50% of the lot area, except for townhouses and other residential buildings which do not exceed 30 feet in height or do not exceed three stories; that the proposed 8-story 54 condominium dwelling unit building will be compatible with the existing mid to high rise residential buildings in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** John Walsh **CAL NO.:** 84-01-Z  
**APPEARANCE FOR:** John Walsh **MAP NO.:** 2-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 1437 W. Lexington Street

**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 masonry single family dwelling whose front yard will be 2.5' instead of 15' and whose west sideward will be 1' instead of 2.33'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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: Albert Andrasz CAL NO.: 85-01-Z  
 APPEARANCE FOR: Albert Andrasz MAP NO.: 13-K  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 March 16, 2001  
 PREMISES AFFECTED: 4837 N. Kentucky Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd floor addition to an existing 1-story brick single family dwelling whose front yard will be 8.5' instead of 20'.

**ACTION OF BOARD--**

Courtesy

**THE VOTE**

VARIATION DENIED.

	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 March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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 30' x 150' lot improved with a 1 story with dormer bungalow-style single-family dwelling; that the applicant lives at the subject site with his brother, sister and parents, who own the subject property; that the applicant proposes to build out the dormer into a full second floor; that no evidence was presented to indicate that a hardship exists for the owner of the subject property nor was any evidence presented indicating a unique circumstance exists for the owner; that the proposed 2<sup>nd</sup> floor addition to an existing 1-story single-family dwelling will not be compatible with the existing residential improvements and will alter the character of this predominantly 1-story bungalow-style single-family residence neighborhood; it is therefore

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

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

APPLICANT: Joseph Perinovic CAL NO.: 86-01-Z

APPEARANCE FOR: Thomas M. Pikarski, Joseph Perinovic MAP NO.: 7-H

APPEARANCES AGAINST: None MINUTES OF MEETING: March 16, 2001

PREMISES AFFECTED: 1701-03 W. Fletcher Street

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 4 unit 2-story townhouse building with no front yard along North Paulina Street instead of 5' required on this corner lot to allow for attached garage.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.



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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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:** Michael Fiore **CAL NO.:** 87-01-Z  
**APPEARANCE FOR:** James J. Banks, Michael Fiore **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** Steve Stompanato **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 2256-58 W. Erie Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the subdivision of a 47.7' x 124.10' zoning lot into two zoning lots, 2,258 improved with a 2-story brick store and 1 dwelling unit building with no east side yard instead of 2.37' and 2256 W. Erie Street a vacant lot with 24' of frontage and 2,978 sq. ft. of lot area.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 47.7' x 124.10' zoning lot improved with a 2-story brick store and 1 dwelling unit building located on the corner portion of the lot addressed as 2258 W. Erie Street; that the appellant seeks to subdivide the 47.7' x 124.10' zoning lot into two zoning lots, with the lot addressed as 2258 W. Erie Street to retain the existing 2 story store and apartment building with no east side yard instead of 2.37', and to create a vacant lot at 2256 W. Erie Street with 24' of frontage and 2,978 sq. ft. of lot area; that the applicant proposes, in Cal. No. 88-01-Z, to erect a 3-story 3 dwelling unit building on the lot addressed as 2256 W. Erie Street; that legal description of the site indicates the subject site consists of lots 26 and 27 located in Barney's Subdivision of Block 10 of Canal Trustees; subdivision W. 1/2 N. W. 1/4 Section 7-39-14; 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 variation, if granted, will not alter the essential character of the locality in that the lot located at 2256 W. Erie Street will have a frontage of 24' which is consistent with the other lots in this block; it is therefore

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

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

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

**APPLICANT:** Michael Fiore **CAL NO.:** 88-01-Z  
**APPEARANCE FOR:** James J. Banks, Michael Fiore **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** Steve Stompanato **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 2256 W. Erie Street

**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 3 dwelling unit building whose minimum lot area per dwelling unit will be 992.8 sq. ft. 99.28% of the required 1,000 sq. ft. per unit.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION DENIED.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that on March 16, 2001, the Zoning Board of Appeals granted, in Cal. No. 87-01-Z, the applicant's variation application to permit the subdivision of a 47.7' x 124.10' zoning lot into two zoning lots; the lot at 2258 W. Erie Street improved with a 2-story brick store and 1 dwelling unit building with no east side yard instead of 2.37', and 2256 W. Erie Street a vacant lot with 24' of frontage and 2,978 sq.ft. of lot area; that the applicant proposes to erect a 3-story 3 condominium dwelling unit building on the subject vacant lot at 2256 W. Erie Street; that although the applicant resides outside the city, he proposes to keep the 3<sup>rd</sup> floor unit for himself and his family and sell the remaining two units; that each dwelling unit will contain approximately 992 sq. ft. with 2 bedrooms and that the two units for sale will market for about \$300,000 per unit; that opposition evidence presented indicates that the space at the rear of the proposed 3-story building is insufficient to provide adequate parking space for three automobiles and for garbage dumpsters; that the Board finds no evidence was presented that would indicate the property in question cannot yield a reasonable return without the requested variation nor that a unique circumstance exists; and that the proposed 3-story 3 dwelling unit building is not compatible with essential character of the neighborhood, which consists primarily of 2-story 2 dwelling unit buildings; it is therefore

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

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

**APPLICANT:** Judith V. Mohl **CAL NO.:** 89-01-A

**APPEARANCE FOR:** Donna Richman, Judith V. Mohl **MAP NO.:** 9-G

**APPEARANCES AGAINST:** Neal Greenwald, Barbara Crystal et al. **MINUTES OF MEETING:**  
March 16, 2001

**PREMISES AFFECTED:** 3654 N. Wayne Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Judith Mohl, owner, on January 29, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of an improved non-conforming zoning lot into 2 zoning lots by dividing the rear 53.45' of this lot, which is improved with a 3-story 6 dwelling unit brick condo building, which will have a lot area of 2,672 sq. ft., and leaving the front parcel of this lot already improved with a 2-story single-family residential building which will have a lot area of 3,334 sq. ft., in an R4 General Residence District/SD #5, on premises at 3654 N. Wayne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 22, 2001, 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 7.5-5, 7.6-4, 7.7-4, 7.8-4, 10A-1.4-2, 10A-1.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District/SD #5; 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/Special District #5; that the subject site is a 6,006.5 sq. ft. lot located on the southwest corner of W. Waveland Street and N. Wayne Avenue and is improved with a 1 1/2 story frame single-family dwelling on the east portion of the lot with frontage on N. Wayne Avenue; that the rear 53.45' of the lot is improved with a 3-story brick 6 condominium dwelling unit building with frontage on W. Waveland Street; that the zoning lot is improved with the appellant's residence which was built in 1893 and with a 3-story brick 6 dwelling unit building built in 1925; that testimony presented indicates that the property subsequently changed owners and in 1979 the 1 1/2 story frame single-family dwelling was sold separately; that in 1988 the 6 dwelling unit building was converted into a 6 condominium dwelling unit building; that the appellant obtained title to the single-family residential building in 1986 unaware that the property was subdivided without authority from the property containing the 6 dwelling unit building; that the appellant became aware of the zoning problem when attempting to obtain a permit for improvements to the second floor; that the appellant now seeks to legalize the subdivision

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

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 89-01-A

COPY

of the property which occurred 21 years ago before the appellant obtained title to the property; that the Board finds that if the subject property was improperly subdivided in the past, there may now exist legal problems regarding the common elements and common air rights shared by the appellant and the 6 condominium dwelling unit owners that are not within the scope of the Board's authority and, therefore, the Board cannot approve a subdivision of an improved non-conforming zoning lot; it is therefore

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

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

**APPLICANT:** Judith V. Mohl **CAL NO.:** 90-01-Z  
**APPEARANCE FOR:** Donna Richman, Judith V. Mohl **MAP NO.:** 9-G  
**APPEARANCES AGAINST:** Neal Greenwald, Barbara Crystal et al **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 3654 N. Wayne Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District/Special District #5, the reduction of a rear yard from 30' to 0' and the north side yard from 5' to 0' in order to sub-divide a lot improved with 2 principal buildings into 2 improved zoning lots with a reverse corner lot fronting on North Wayne of 3,334 sq. ft..

**ACTION OF BOARD--**

**COF**

**THE VOTE**

VARIATION DENIED.

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 March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District/Special District #5; that the subject site is a 6,006.5 sq. ft. lot located in the southwest corner of W. Waveland Street and N. Wayne Avenue and is improved with a 1 1/2 story frame single-family dwelling on the east portion of the lot with frontage on N. Wayne Avenue; that the rear 53.45' of the lot is improved with a 3-story brick 6 condominium dwelling unit building with frontage on W. Waveland Street; that on March 16, 2001, the Board denied, in Cal, No. 89-01-A, the applicant's appeal seeking legalization of the division of an improved non-conforming zoning lot into 2 zoning lots by dividing the rear 53.45' of the lot, which is improved with a 3-story 6 dwelling unit brick condominium building which will have a lot area of 2,672 sq.ft., and leaving the front parcel of this lot already improved with a 2-story frame single-family residential building, which will have a lot area of 3,334 sq. ft., at the subject site; that the denial of the appeal negates the applicant's variation application requesting the reduction of a rear yard from 30' to 0' and the north side yard from 5' to 0' in order to legalize the subdivision of a lot improved with 2 principal buildings into 2 improved zoning lots with a resulting 3,334 sq.ft. reverse corner lot fronting on N. Wayne Avenue; it is therefore

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

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

APPLICANT: Target Corporation CAL NO.: 91-01-Z  
 APPEARANCE FOR: David Reifman, John Kane MAP NO.: 7-K  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 March 16, 2001  
 PREMISES AFFECTED: 4000 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District and a C3-4 Commercial Manufacturing District, the erection of a 1-story 5,500 sq. ft. addition to an existing Marshall Field's warehouse and distribution center facility whose transitional yard along a residence district will be 4.5' instead of 20'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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:** Nextel Communications, Inc.

**CAL NO.:** 92-01-Z

**APPEARANCE FOR:** John A. Fritchey

**MAP NO.:** 1-H

**APPEARANCES AGAINST:** None

**MINUTES OF MEETING:**  
March 16, 2001

**PREMISES AFFECTED:** 134 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a wireless communication facility tower within 1,320' of an existing wireless communication tower.

**ACTION OF BOARD--**

**COPY**

VARIATION GRANTED.

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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:** The Catholic Bishop of Chicago **CAL NO.:** 93-01-Z  
**APPEARANCE FOR:** Thomas S. Moore, Fr. Bill Dressler **MAP NO.:** 19-0  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 7410 W. Touhy Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of an addition to the existing St. Juliana school and gymnasium facility, which addition will have an east side yard of 0' instead of 17.5' and will increase the overall floor area on the lot to a ratio of .87 instead of the .65 permitted.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

**COPY**

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	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 March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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:** Revival Fellowship Church of God In Christ **CAL NO.:** 94-01-Z  
**APPEARANCE FOR:** Warren H. Appel, Rev. John Jackson **MAP NO.:** 1-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 2810 W. Washington Boulevard

**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 1-story 40' x 51' fellowship hall addition to an existing 1-story church building whose rear yard will be 5' instead of 30' and with no west side yard instead of 9.9'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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: Rosa Restaurant Inc.

CAL NO.: 95-01-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 2013-15 N. Western 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 establishment of a public place of amusement within 125' of an R3 General Residence District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 18, 2001.

**COPY**

**THE VOTE**

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

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

**APPLICANT:** Planet Neutron L.L.C. **CAL NO.:** 96-01-Z  
**APPEARANCE FOR:** John A. Fritchey, Wilmer DeJesus **MAP NO.:** 1-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 510 N. Western Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a public place of amusement within 125' of an R3 General Residence District.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION GRANTED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 1 and 2-story brick building occupied by a restaurant on the first floor, party/banquet facility in the basement, and offices on the 3<sup>rd</sup> floor; that the applicant is seeking a Public Place of Amusement license to provide live entertainment in the basement party facility only; that the applicant has a current liquor license which is valid for the 1<sup>st</sup> floor restaurant and for parties held in the basement premises; that the hours of operation of the restaurant and basement party facility are limited to the hours between 11 A.M. and 11 P.M., Monday through Thursday, and from 3 P.M. to 2 A.M., Friday through Sunday; 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 a cover charge levied on activities held in the basement party premises necessitates a Public Place of Amusement license; that the plight of the owner is due to unique circumstances in that the rear property line of the subject premises is located across an alley from a residential district; and that the variations, if granted, will not alter the essential commercial 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 Public Place of Amusement license shall be limited to the to the basement party facility only and that there shall be no live entertainment, with cover charge, in any other portion of the subject site premises.

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

APPLICANT: BMG Stony Island, L.L.C.

CAL NO.: 97-01-S

APPEARANCE FOR:

MAP NO.: 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 7101-09 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 drive-through facility in conjunction with a "Starbucks" coffee shop in a proposed 3,000 sq. ft. retail store building, in a C2-2 General Commercial District.

ACTION OF BOARD--

CO

THE VOTE

CASE CONTINUED TO  
APRIL 20, 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: Centrum Properties

CAL NO.: 98-01-S

APPEARANCE FOR:

MAP NO.: 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 7111-15 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 drive-through facility with 4 drive thru lanes in a proposed 5,000 sq. ft. 1-story bank building, in a C2-2 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO  
APRIL 20, 2001.

COPIES

THE VOTE

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

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

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

**APPLICANT:** Move of God Church of God In Christ **CAL NO.:** 99-01-S  
**APPEARANCE FOR:** Elvin Charity, Rev. Iona Perrow **MAP NO.:** 18-E  
**APPEARANCES AGAINST:** Doris N. Gaines et al. **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 7800 S. Cottage Grove 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 200 seat church in an existing 1-story brick building, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

COR

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is a 20,069 sq. ft. lot currently improved with a 1-story brick McDonald's drive-through restaurant; that the applicant proposes to convert the existing McDonald's restaurant to a 200 seat church facility; 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 and location of the proposed church which will provide adequate off-street parking which will utilize the existing driveways; and that the proposed use, which abuts a residential neighborhood on its west lot line, will be a substantially less intensive use than the former fast food drive-through restaurant at the subject site, and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the proposed 200-seat church shall be constructed consistent with the layout and design on the site plan and elevation drawings prepared by Group Design Associates, Inc., dated March 15, 2001, and that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Keystone Baptist Church

CAL NO.: 100-01-S

APPEARANCE FOR: David L Bea

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 4015-25 W. Maypole 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 church community center in a proposed 1 & 2-story building, in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO  
MAY 18, 2001

COP

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: Keystone Baptist Church

CAL NO.: 101-01-Z

APPEARANCE FOR: David L. Bea

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 4015-25 W. Maypole 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 1 & 2-story church community center whose front yard will be 11' instead of 15' and whose rear yard will be 3' instead of 30'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
MAY 18, 2001.

COPY

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:** Keystone Baptist Church **CAL NO.:** 102-01-S  
**APPEARANCE FOR:** David L. Bea **MAP NO.:** 1-K  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 4041 W. Maypole 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 24 private passenger automobiles to fulfill the off-street parking requirement of a proposed church community center, on premises at 4015-25 W. Maypole Avenue, in an R4 General Residence District.

**ACTION OF BOARD--**

CASE CONTINUED TO  
MAY 18, 2001.

**COPY**

**THE VOTE**

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

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

APPLICANT: Keystone Baptist Church CAL NO.: 103-01-Z  
APPEARANCE FOR: David L. Bea MAP NO.: 1-K  
APPEARANCES AGAINST: MINUTES OF MEETING:  
March 16, 2001  
PREMISES AFFECTED: 4041 W. Maypole Avenue  
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the use of a parking facility for 24 private passenger automobiles to meet the off-street parking requirement for two uses, a church and a church community center.

ACTION OF BOARD--

CASE CONTINUED TO  
MAY 18, 2001.

CONFIDENTIAL

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:** The Church in Chicago **CAL NO.:** 104-01-S  
**APPEARANCE FOR:** Thomas M. Pikarski, Vern Yoder **MAP NO.:** 9-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 3911-27 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 a 444 seat church in a proposed 2-story building with required parking on the lower level, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; and

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

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

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

\*Amended at the public hearing.  
 BAZ 16

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

**APPLICANT:** Chris Sears **CAL NO.:** 105-01-S  
**APPEARANCE FOR:** James J. Banks, Chris Sears **MAP NO.:** 9-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 3212 N. Ravenswood 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 an existing 3-story brick and frame building which is proposed to be converted to 3 dwelling units, in a B4-2 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; 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:** Chris Sears **CAL NO.:** 106-01-Z

**APPEARANCE FOR:** James J. Banks, Chris Sears **MAP NO.:** 9-H

**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 2001

**PREMISES AFFECTED:** 3212 N. Ravenswood Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-2 Restricted Service District, the establishment of 3 dwelling units in an existing 3-story brick and frame building on a lot which will provide 904 sq. ft. (99.4% of the required) maximum lot area per dwelling unit of 1,000 sq.ft. per unit.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 2001; 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 March 16, 2001, the Zoning Board of Appeals approved, in Cal. No. 105-01-S, the establishment of residential use below the 2<sup>nd</sup> floor in an existing 3-story brick and frame building, at the subject site, which is proposed to be converted to 3 dwelling units; 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: Stuart Miller CAL NO.: 107-01-S  
APPEARANCE FOR: John A. Fritchey MAP NO.: 9-G  
APPEARANCES AGAINST: MINUTES OF MEETING:  
March 16, 2001  
PREMISES AFFECTED: 3227 N. Sheffield 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 in a 3-story with basement 4 dwelling unit brick and masonry building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COP

THE VOTE

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Nextel Communications, Inc. **CAL NO.:** 108-01-S  
**APPEARANCE FOR:** John A. Fritchey **MAP NO.:** 17-L  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 5364 W. Devon 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 wireless communication facility on the roof of an existing 1-story store building, in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COP**

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 March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; 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 antenna erected at the subject site shall be more than 4 feet long as illustrated on the elevation drawing prepared by Nextel Communications, Inc., dated December 4, 2000.

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

**APPLICANT:** Christopher Jacobs **CAL NO.:** 109-01-S  
**APPEARANCE FOR:** Christopher Jacobs **MAP NO.:** 1-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 1443 W. Grand Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an art gallery and studio facility in a 2-story brick, frame and masonry building, in an M1-2 Restricted Manufacturing District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; 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 16, 1998, the Zoning Board of Appeals approved, in Cal. No. 396-98-S, the applicant's special use application for the establishment of an art gallery and studio facility in a 2-story brick and frame building, at the subject site; that the applicant was not able to proceed with the proposed use within the validity period of the special use granted; that the testimony presented in Cal. No. 396-98-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

**APPLICANT:** Casa Puebla, L.P. **CAL NO.:** 110-01-S  
**APPEARANCE FOR:** Steven D. Friedland **MAP NO.:** 10-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 4529-33 S. Wood 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 14 private passenger automobiles, in a B1-1 Local Retail District, to serve an existing 10 dwelling unit building under rehabilitation, on premises at 4600-06 S. Wood Street.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**COPY**

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; and

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

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

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

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

That the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 34a.)

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

**COP**

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 110-01-S

That 5 feet high wrought iron fencing shall be located on the north, west and east lot lines, excepting the driveways; that sliding security gates shall be erected at the driveways on the west and east lot lines; that a 6 feet high solid wood fence shall be erected on the south lot line to screen the parking lot from abutting residential property;

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

That ingress shall be from S. Wood Street; that egress shall be via the public alley abutting the site to the east provided a waiver of the alley barrier is obtained from the City Council; that the driveway located on S. Wood Street shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as illustrated on the landscape plan prepared by Weese, Langley, Weese Architects, dated January 3, 2001.

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: Salon Salome CAL NO.: 111-01-A  
 APPEARANCE FOR: John A. Fritchey, Yvette Frontany, Susan Ortega MAP NO.: 7-F  
 APPEARANCES AGAINST: None **MINUTES OF MEETING:**  
 PREMISES AFFECTED: 747 W. Diversey Parkway March 16, 2001  
 NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.  
 ACTION OF BOARD--

**THE VOTE**

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

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Salon Salome, for Illinois Land Trust #2856, owner, on February 5, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 4-story brick multi-store and apartment building, in a B3-2 General Retail District, on premises at 747 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 2001, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 4 story brick multi-store and apartment building; that the subject store premises has been previously occupied by a poster shop which ceased operation in August, 2000; that the change of use to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a 4-story brick multi-store and apartment building, on premises at 747 W. Diversey Parkway, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 9 P.M., Tuesday through Friday; 9 A.M. and 6 P.M., Saturday; and from 12 Noon to 5 P.M., Sunday; 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:** Carde Lounge Limited **CAL NO.:** 112-01-A  
**APPEARANCE FOR:** Gary I. Wigoda **MAP NO.:** 9-M  
**APPEARANCES AGAINST:** Thomas R. Allen **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 6018 W. Belmont Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

**COP**

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, Carde Lounge Limited, owner, on January 5, 2001, filed an appeal from the decision of the Office of Zoning Administrator in refusing to certify a public place of amusement license for an existing tavern to replace a music dance license, in a B4-1 Restricted Service District, on premises at 6018 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 2001, 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 8.3A, 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

WHEREAS, the district maps show that the premises is located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story brick building occupied by an existing tavern which has a 4 A.M. liquor license; that the testimony presented indicates that the subject tavern currently has a music and dance license issued by the Department of Revenue and has continuously had dancing to recorded music as an accessory use to the tavern business; that due to a change in the Revenue Code, the Department of Revenue is now requesting that the owner of the tavern business obtain a Public Place of Amusement license even though there is no change in use or proposed change of use; that evidence presented indicates that the subject tavern has periodically had its liquor license suspended, served alcoholic beverages to under-age persons, and has a record of verbal harassment and physical assaults by patrons; that notwithstanding the fact that a PPA license is now required by the Department of Revenue to replace the existing music and dance license, the Board finds that the subject tavern business is not conducted in a proper and lawful manner and that the issuance of a PPA license for the subject tavern is not in the best interests of the community; it is therefore

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

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

**APPLICANT:** Patrick J. Biggane & Annette M. Biggane **CAL NO.:** 113-01-A  
**APPEARANCE FOR:** Patrick J. Biggane & Annette M. Biggane **MAP NO.:** 24-H  
**APPEARANCES AGAINST:** Benjamin C. Duster, David Walsh **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 9747 S. Damen Avenue  
**NATURE OF REQUEST:** Objector's Appeal from the decision of the Office of the Zoning Administrator  
 in the granting of an Exception.

**ACTION OF BOARD--**

**THE VOTE**

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

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Patrick J. Biggane and Annette M. Biggane, owners of the property located at 9741 S. Damen Avenue, December 21, 2000, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception to reduce the north side yard requirement from 5' to 3.63' in order to allow the erection of a 1<sup>st</sup> floor addition with an open deck on the rear of the building and a 2<sup>nd</sup> floor dormer addition to an existing 1½ story brick single family dwelling, in an R1 Single-Family Residence District, on premises at 9747 S. Damen Avenue; and

WHEREAS, on November 7, 2000, the Office of the Zoning Administrator granted an Exception, in Case #00-336-ZE, to the owners of the subject site property for the reduction of the north side yard to 3'10" instead of 5' in order to allow the construction of a 25'3" x 20' rear first floor addition, and a 27'3" x 29'2" second story addition, and a 25'3" x 12' rear 1 story open deck to an existing single family residence; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

WHEREAS, the district maps show that the premises is located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is a 50' x 180' lot improved with a 1½ story bungalow-style single-family dwelling; that no evidence was presented to indicate that the proposed 1<sup>st</sup> floor addition with an open deck on the rear of the building and a 2<sup>nd</sup> floor dormer addition to the existing single-family dwelling negatively affects the property at 9741 S. Damen Avenue; that the Board finds that the appellants failed to prove that the Zoning Administrator abused his authority in the granting of said Exception herein; it is therefore

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

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

**APPLICANT:** John Hieria **CAL NO.:** 114-01-A  
**APPEARANCE FOR:** John J. Pikarski, Jr., John Hieria **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 2001  
**PREMISES AFFECTED:** 1960 N. Orchard Street  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, John Hieria, owner, on December 22, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of residential use in a 2-story with basement frame coach house on the rear of a lot additionally improved with a 3-story brick building on the front of the lot, in an R4 General Residence District/Special District #19 Subarea B, on premises at 1960 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 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 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District/Special District #19, Subarea B; 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/Special District #19 Subarea B; that the subject site is improved with a 3-story with basement 3 dwelling unit building on the front of the lot and a deteriorated coach house at the rear of the lot; that the subject property has been in the appellant's family for 50 years; that the evidence presented indicates that on October 5, 1998, building permit #98-883668 was issued to the appellant for necessary interior and exterior alterations due to a fire in the existing 3-story rear coach house; that subsequently the appellant elevated the subject coach house in order to put in interior garage parking; that on June 9, 1999, the City of Chicago issued a Stop Work Order citing that the subject building was being rebuilt contrary to the issued building permit and that a subsequent Housing Court case against the appellant was dismissed with an injunction entered to correct the existing code violations; that during the time from the issuance of the stop work order to the present the building seriously deteriorated; that the appellant is now seeking to re-established the coach house as it was, and as he was doing, before the stop work order issued; that based on the testimony and evidence presented, the Board finds that the appellant has a right to re-establish the previously existing coach house at the subject site; that the same bearing height of the roof will be maintained, that the first level of the original structure is still intact and that even with the garage underneath, the building will be no taller than it previously was; it is therefore

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

**COPY**

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 114-01-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 the is authorized to permit the re-establishment of residential use in a 2-story with basement frame coach house on the rear of the lot additionally improved with a 3-story brick building on the front of the lot, on premises at 1960 N. Orchard Street, upon condition that the building is 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 obtained.

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

APPLICANT: Joaquin Salgado CAL NO.: 115-01-A  
 APPEARANCE FOR: Joaquin Salgado MAP NO.: 1-H  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 March 16, 2001  
 PREMISES AFFECTED: 2213 W. Erie Street  
 NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.  
 ACTION OF BOARD--

**THE VOTE**

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

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Joaquin Salgado, owner, on December 27, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 550 sq.ft. accessory garage building on the rear of a lot additionally improved with a 2-story 2 dwelling units building on the front of the lot, in an R3 General Residence District, on premises at 2213 W. Erie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.6(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 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 said use is located in an R3 General Residence District; that the subject site is a 24' x 123.73' lot improved with a 2-story 2-dwelling unit building on the front of the lot and a brick accessory garage building at the rear of the lot; that the appellant constructed a 550 sq. ft. brick 2-car garage at the subject site without securing the necessary building permit and is now seeking to legalize the construction; that Section 5.6-2 of the zoning ordinance states that "no detached accessory building or buildings shall occupy more than 60 percent of the area of a required rear yard except (1) That a garage accessory building on a lot of 25 feet or less in width may have an area of 480 sq. ft." The appellant's garage is 550 sq. ft. in area on a lot which is 24' wide; that under Section 5.6-2(1) of the zoning ordinance the Board has no authority to certify the existing 550 sq. ft. garage at the subject site; it is therefore

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

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

**APPLICANT:** Taibou Diallo Oladipo **CAL NO.:** 116-01-A  
**APPEARANCE FOR:** Taibou Diallo Oladipo **MAP NO.:** 12-D  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 1011½ E. 53rd 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.

CO

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, Taibou Diallo Oladipo, owner, on December 15, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor (hair braiding salon) in an existing 3-story brick store and apartment building, in a B1-2 Local Retail District, on premises at 1011½ E. 53<sup>rd</sup> Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 8.3-1."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

WHEREAS, the district maps show that the premises is located in a B1-2 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B1-2 Local Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building contains the following business uses: barber shop, candy store, beauty parlor, deli, laundromat, shoe repair, dry cleaner, currency exchange; that the appellant's business consists of African hair braiding only; that no chemicals are used on the premises; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor (hair braiding only) in an existing 3-story brick multi-store and apartment building, on premises at 1011½ E. 53<sup>rd</sup> Street, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Shlaimon T. Sawa **CAL NO.:** 8-01-Z  
**APPEARANCE FOR:** Charles Friedland, Shlaimon T.Sawa **MAP NO.:** 17-L  
**APPEARANCES AGAINST:** Thomas M. Pikarski, Dr. Amrit Patel **MINUTES OF MEETING:**  
 March 16, 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 5.44' 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 6,808.73 sq. ft. of lot area and the new lot to provide 5,886 sq. ft. of lot area and which new lot will have a street frontage of 54'.

**ACTION OF BOARD--**

**COPY**

**THE VOTE**

VARIATION DENIED.

	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 March 16, 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 R2 Single-Family Residence District; that the subject site is a 12,694.73 sq. ft. lot located on the northwest corner of N. Chicora Avenue and N. Sauganash Avenue and is improved with a 1 and 2-story brick single-family dwelling with attached garage and a driveway onto N. Chicora Avenue; that the applicant is seeking a variation to reduce the property's rear yard from 30' to 5.44' in order to subdivide the improved zoning lot into 2 zoning lots; that the lot improved with the applicant's single-family dwelling is to be 6,808.73 sq. ft. and the new lot is to be 5,584.23 sq. ft. with a street frontage of 54 sq. ft.; that no evidence was presented indicating whether any residential improvement is planned for the resulting 5,886 sq. ft. zoning lot; that testimony presented indicates that the applicant intends to relocate to the west coast and has had the 12,694.73 sq. ft. property listed for sale at \$699,000 for the past three years; that no evidence was presented to indicate that any hardship or unique circumstances exist that have not been self-created by the applicant in this case; that the proposed reduction of the property's rear yard with the resulting subdivision of the property into 2 zoning lots will not be compatible with existing residential improvements and will alter the existing character of the locality; it is therefore

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

\*Amended at the public hearing.

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

**APPLICANT:** Shlaimon T. Sawa **CAL NO.:** 9-01-Z  
**APPEARANCE FOR:** Charles Friedland, Slaimon T. Sawa **MAP NO.:** 17-L  
**APPEARANCES AGAINST:** Thomas M. Pikarski, Dr. Amrit Patel **MINUTES OF MEETING:**  
March 16, 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--**

COPY

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Humboldt Park Cooperative  
Limited Partnership (HPCLP)

CAL NO.: 19-01-S

APPEARANCE FOR: Mitchell Carrel

MAP NO.: 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 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--

COPY

CASE CONTINUED TO  
MAY 18, 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 Carrel MAP NO.: 3-K

APPEARANCES AGAINST: MINUTES OF MEETING: March 16, 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--

COPY

THE VOTE

CASE CONTINUED TO MAY 18, 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:** Dorothy Schilbor **CAL NO.:** 30-01-A  
**APPEARANCE FOR:** Paul A. Kolpak, Luch Visocky **MAP NO.:** 9-M  
**APPEARANCES AGAINST:** John R. Videckis, Susan Villasenor **MINUTES OF MEETING:**  
January 19, 2001 and  
March 16, 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**

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

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Dorothy Schilbor, owner, on November 9, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R2 Single-Family Residence District, the subdivision of an improved zoning lot which would result in 2 new lots with less than 3,750 sq.ft. each, on premises at 6315-17 N. Berenice Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.7-2, 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on January 19, 2001 and March 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 6,212.5 sq. ft. lot improved with a 1½ story single-family dwelling on the west portion of the lot while the east portion is currently undeveloped; that the appellant seeks to subdivide the existing improved zoning lot in order to allow for the construction of a single-family residence on the unimproved portion of the subject property; that the proposed subdivision would result in two 25' x 124.8' zoning lots; that evidence presented indicates that the original 1895 subdivision of Linscott's Ridgeland Subdivision of the S.½ Of the N.W. ¼ of the N.W. ¼ of Sec. 20, T40N. R. 13E of the 3<sup>rd</sup> P.M. shows the subject site as lots 22 and 23 located on the south side of W. Berenice Avenue; that of the 18 lots on the south side of the street, 16 lots are 25' x 124.8', the same size as the subject lots; that the corner two lots are 28.64' x 124.8'; that the Board finds that the division of the subject property into two 25' x 124.8' lots is consistent with the surrounding developed standard size lots; that no violation of the zoning ordinance exists and that the appellant has established the basis of her appeal; it is therefore

**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:**  
 (Jan. 19, 2001), Alderman Thomas R. Allen January 19, 2001 and  
March 16, 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**

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

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Dorothy Schilbor, owner, on November 9, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R2 Single-Family Residence District, the subdivision of an improved zoning lot which would result in 2 new lots with less than 3,750 sq.ft. each, on premises at 6315-17 N. Berenice Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.7-2, 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on January 19, 2001 and March 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 6,212.5 sq. ft. lot improved with a 1½ story single-family dwelling on the west portion of the lot while the east portion is currently undeveloped; that the appellant seeks to subdivide the existing improved zoning lot in order to allow for the construction of a single-family residence on the unimproved portion of the subject property; that the proposed subdivision would result in two 25' x 124.8' zoning lots; that evidence presented indicates that the original 1895 subdivision of Linscott's Ridgeland Subdivision of the S.½ Of the N.W.¼ of the N.W. ¼ of Sec. 20, T40N. R.13E of the 3<sup>rd</sup> P.M. shows the subject site as lots 22 and 23 located on the south side of W. Berenice Avenue; that of the 18 lots on the south side of the street, 16 lots are 25' x 124.8', the same size as the subject lots; that the corner two lots are 28.64' x 124.8'; that the Board finds that the division of the subject property into two 25' x 124.8' lots is consistent with the surrounding developed standard size lots; that no violation of the zoning ordinance exists and that the appellant has established the basis of her appeal; it is therefore

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

COPY

MINUTES OF MEETING

March 16, 2001

Cal. No. 30-01-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and he is hereby authorized to permit the subdivision of an improved zoning lot which would result in 2 new lots with less than 3.750 sq.ft., on premises at 6315-17 N. Berenice 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:** Armando Ortiz **CAL NO.:** 36-01-A  
**APPEARANCE FOR:** Armando Ortiz **MAP NO.:** 17-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
March 16, 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**

**COPY**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Armando Ortiz, owner, on November 2, 2000, filed an appeal from the Office of the Zoning Administrator in refusing to permit the erection of a 23.5' x 39' 2<sup>nd</sup> floor\* addition to an existing single-family dwelling on the rear of the lot additionally improved with a 2-story with basement store and apartment building on the front of the lot, in a C1-2 Restricted Commercial District, on premises at 6924 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 2000, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 9.3-1, 9.7-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001; and

WHEREAS, the district maps show that the premises is located in a C-2 Restricted Commercial 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 C1-2 Restricted Commercial District; that the subject site is improved with a 2-story brick store and apartment building on the front of the lot and a 2-story single-family dwelling on the rear of the lot; that the 2<sup>nd</sup> story on the rear single-family dwelling was constructed approximately 6 years ago without securing the necessary building permit; that on October 18, 1996, in Cal. No. 263-96-A, the Zoning Board of Appeals sustained an appeal filed by the appellant in the instant case, permitting the erection of the 2<sup>nd</sup> story 23.5' x 38' addition to an existing single-family dwelling on the rear of the subject site lot; that testimony presented indicates that the appellant thought that the Board's resolution in Cal. No. 263-96-A was the construction permit legalizing the 2<sup>nd</sup> story addition and took no further action to secure a building permit; that the appellant is now required by the Building Department to secure a building permit for the completed 2<sup>nd</sup> floor addition, 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

\*Amended.  
BAZ 12

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

COPY

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 36-01-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 the erection of a 23.5' x 39.3' second story addition to an existing single-family dwelling on the rear of the lot additionally improved with a 2-story with basement store and apartment building on the front of the lot, on premises at 6924 N. Clark Street, upon condition that the single-family dwelling on the rear of the lot shall be brought into compliance with all applicable building code regulations; and that the appellant obtains a building permit from the Department of Buildings for the aforesaid constructed 23.5' x 39.3' second story addition; and that all other applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: 18-22 E. Division, LLC CAL NO.: 49-01-S  
 APPEARANCE FOR: Scott R. Borstein MAP NO.: 3-E  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
March 16, 2001  
 PREMISES AFFECTED: 18-22 E. Division Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in an existing 3-story brick apartment building which is being converted from 17 dwelling units to a 4 dwelling unit condominium building with a garage on the lower level, in a B4-5 Restricted Service District.

**ACTION OF BOARD--**

**COPY**

**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			

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2001; 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:** Ron's Temporary Help Services **CAL NO.:** 318-00-S  
**APPEARANCE FOR:** James J. Banks **MAP NO.:** 6-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000 and  
 March 16, 2001  
**PREMISES AFFECTED:** 2413 S. Western Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment facility on the 1st floor of an existing 3-story brick building, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

**COPY**

**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 meetings held on November 17, 2001 and March 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a C1-2 Restricted Commercial District; that the subject site is improved with a 3-story brick store and apartment building; that testimony presented indicates that the applicant has been in business since July, 1989; that the applicant purchased the subject site building in June, 2000; that the applicant operates a temporary employment service at the subject site providing employment to its clients on a daily and weekly basis; that 75% of the service's clients are provided jobs on a weekly basis; that the proposed use is necessary for the public convenience at this location in that there is a large demand for temporary labor services by businesses in the area; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; that the hours of operation are from 5 A.M. to 6 P.M. and from 8:30 P. M. to 9:30 P.M., Monday through Friday and from 5 A.M. to 1 P.M. Saturday; that the majority of the applicant's clients live in the immediate area and walk to the subject site premises; that the subject site is on a major CTA bus route which provides transportation to work sites; and that the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

(Additional conditions follow on page 48a.)

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

**COF**

**MINUTES OF MEETING**

November 17, 2000 and March 16, 2001

Cal. No. 381-00-S

That the hours of operation shall be limited to the hours between 5 A.M. and 6 P.M. and 8:30 P.M. to 9:30 P.M., Monday through Friday, and from 5 A.M. to 1 P.M., Sunday;

That there shall be no loitering outside the subject premises by clients awaiting job assignments; that the subject site shall be kept free of litter.

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

**APPLICANT:** Charles A. Fortunato **CAL NO.:** 399-00-A  
**APPEARANCE FOR:** John J. Pikarski, Jr., Charles A. Fortunato **MAP NO.:** 11-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 March 16, 2001  
**PREMISES AFFECTED:** 3300 W. Cullom 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.

**CO**

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, Charles A. Fortunato, owner, on September 1, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 14 dwelling units in an existing 3-story brick building in lieu of a chapel and 13 dwelling units, in an R3 General Residence District, on premises at 3300 W. Cullom Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 7, 2000, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 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 said use is located in an R3 General Residence District; that the subject site is improved with a 3-story brick apartment building; that the appellant seeks to convert a former chapel into a dwelling unit for a total of 14 dwelling units at the subject site; that evidence presented indicates that The Diakonian Society, a Scandinavian religious society, formerly owned the subject site premises; that the society needed a chapel for religious services and rehabilitated an existing basement unit for such use; that the change of use from a chapel to a 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 and has a right to occupy the building as 14 dwelling units provided the building is brought into compliance with all applicable building code regulations; 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 14 dwelling units in an existing 3-story brick building in lieu of chapel and 13 dwelling units, on premises at 3300 W. Cullom Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

\*Amended at the public hearing.

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

APPLICANT: Jim Ganley

CAL NO.: 409-00-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 16, 2001

PREMISES AFFECTED: 333 S. Leavitt Avenue

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

ACTION OF BOARD--

**COPY**

**THE VOTE**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

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: Jim Ganley

CAL NO.: 410-00-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 16, 2001

PREMISES AFFECTED: 335 S. Leavitt Avenue

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

COPY

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jim Ganley

CAL NO.: 411-00-Z

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 16, 2001

PREMISES AFFECTED: 339 S. Leavitt Avenue

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

ACTION OF BOARD--

**COPY**

THE VOTE

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jim Ganley

CAL NO.: 412-00-S

APPEARANCE FOR:

MAP NO.: 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 339 S. Leavitt Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 4-private passenger automobiles to satisfy the off-street parking requirements for two 5 dwelling unit buildings on premises at 333 & 335 S. Leavitt Avenue, in an R5 General Residence District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Owens-Young Foundation

CAL NO.: 428-00-S

APPEARANCE FOR: Harry W. Rubinoff

MAP NO.: 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 16, 2001

PREMISES AFFECTED: 5601 W. LeMoyne Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 16 bed transitional residence for women and their children in an existing 2-story with basement brick apartment building, in an R3 General Residence District.

ACTION OF BOARD--



THE VOTE

CASE CONTINUED TO  
MAY 18, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

MINUTES OF MEETING

March 16, 2001

Cal. No. 60-01-Z

Danielle C. Sveska, for The Inner Voice, Inc., applicant, presented a written request for an amendment to the resolution granted on February 16, 2001, by the Zoning Board of Appeals, in Cal. No. 60-01-Z, to permit, in an R5 General Residence District, the erection of a 4-story masonry 26 dwelling unit building with provision for 21 instead of 26 required off-street parking spaces, located at 810-24 S. Independence Boulevard.

Ms. Sveska stated that due to an omission in the docket listing for the above-referenced matter, the Zoning Board of Appeals did not consider the applicant's variation request for reduced side and rear yards. Ms. Sveska also stated that the variation application, the official denial from the Office of the Zoning Administrator and testimony at the Board hearing on February 16, 2001 all referenced a request for a reduction in the required rear yard from 30 feet to 7 feet 3 inches and in the required side yard from 16 feet 6 inches to 7 feet 9 inches.

Chairman Spingola moved that due to the fact that the aforesaid rear and side yard variations were indicated in the variation application, the official denial from the Office of the Zoning Administrator and testimony at the public hearing, the request for an amendment be granted and that the resolution issued in Cal. No. 60-01-Z be amended as follows:

**Nature of Request:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story masonry 26-dwelling unit building whose north side yard will be 7'9" instead of 16'6", whose west rear yard will be 7'3" instead of 30', and with 21 off-street parking spaces instead of the required 26 spaces.

The motion prevailed by yeas and nays as follows:

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

COPY

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 77-00-S

Jack Guthman, for InSite Chicago (110<sup>th</sup>/Western) L.L.C., applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the establishment of a drive-through facility in conjunction with a proposed 13,700 sq.ft. Osco Drug Store with on-site parking for 50 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 11047-55 S. Western Avenue, approved by the Zoning Board of Appeals on March 17, 2000, in Cal. No. 77-00-S.

Mr. Guthman stated that the subject Osco development was premised on the removal of the Blockbuster video store that was located at the subject site and its relocation to a facility which was to be built two blocks to the north. This process took several months resulting with the old Blockbuster building being demolished. In mid-January, 2001, Osco applied for a building permit under Permit Application No. 20102868 to build the drug store facility which gave rise to the drive-through special use application heard by the Zoning Board of Appeals on March 17, 2001. The permit application to construct the new building was filed within 12 months of the Board's order, but it is unclear whether the permit will be obtained during that period of time, which necessitates the requested extension of time.

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

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

COPY

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 58-00-Z

Linda Murakishi Whitted, for The Buddhist Temple of Chicago, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 2-story addition to the existing 1-story Buddhist Temple Building, whose front yard will be 3' instead of 15', on premises at 1151 W. Leland Avenue, approved by the Zoning Board of Appeals on March 17, 2000, in Cal. No. 58-00-Z.

Ms. Whitted stated that the Buddhist Temple's building plans are currently under examination by the Building Department and the building permit is expected to issue shortly.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to March 17, 2002. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

March 16, 2001

Cal. No. 373-00-Z

R. Terrence Bass and Richard A. Barcas, applicants, presented a written request for an amendment to the resolution adopted by the Zoning Board of Appeals, on November 17, 2000, in Cal. No. 373-00-Z, granting the erection of a 2-story addition and attached garage to the rear of an existing 2 and 3-story single-family dwelling, whose rear yard will be 26' instead of 30', on premises at 2337 W. Winnemac Avenue.

Mr. Bass stated that due to a mixup in paperwork only the rear yard variation requested was approved by the Board, and that he has subsequently been instructed by the Office of the Zoning Administrator that a variation in the floor area ratio requirement must be approved.

Chairman Spingola moved that the request be granted and the resolution adopted by the Board in Cal. No. 373-00-Z be amended as follows:

**Nature of Request:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition and attached garage to the rear of an existing 2 and 3-story single-family dwelling, whose rear yard will be 26' instead of 30', and whose floor area ratio will exceed by 15% the floor area existing prior to the adoption of the 1957 comprehensive amendment to the the zoning ordinance.

The motion prevailed as follows:

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

COPY

**MINUTES OF MEETING**

March 16, 2001

Cal. No. 406-99-S

Frederick M. McGough, for The Community Bank of Ravenswood, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a drive-through facility in conjunction with a proposed retail bank building, on premises at 1634-50 W. Adams Street, approved by the Zoning Board of Appeals, on December 17, 1999, in Cal. No. 406-99-S.

Mr. McGough stated that the foundation permit for the proposed drive-through facility and retail bank was issued on December 11, 2000 and that excavating and concrete work has commenced. The applicant is currently awaiting final approval for the building permit.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary building permit be extended to December 17, 2001. The motion prevailed by yeas and nays as follows:

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

001

MINUTES OF MEETING

March 16, 2001

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, April 20, 2001.

Marian Rest  
Secretary