

COPY

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

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

held in The City Council Chambers, 2nd Floor, City Hall, on Friday, April 20, 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

COPY

MINUTES OF MEETING

April 20, 2001

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on March 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.

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: Kevin McIntyre **CAL NO.:** 117-01-Z
APPEARANCE FOR: Thomas S. Moore, Kevin McIntyre **MAP NO.:** 9-G
APPEARANCES AGAINST: Gil Martin **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 3303 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (Special District #9) the erection of a 2-story addition to the rear of an existing 2-story single family dwelling, and the erection of a 2nd floor addition over an existing brick garage and a 1-story addition to connect said additions to an existing 3-story brick 3-dwelling unit building on the rear of the lot all of which will have a north side yard of 2.4' instead of 5' and no rear yard instead of 37'.

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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 subject site is a 50' x 123.65' lot improved with a 2-story single-family dwelling on the front of the lot with a 1-story garage and a 3-story 3-dwelling unit building on the rear of the lot and fronting on W. School Street; that the applicant proposes to erect a 2-story addition to the rear of the existing 2-story single-family dwelling, a 2nd floor addition over the existing brick garage and a 1-story addition to connect the rear building to the existing 3-story 3 dwelling unit building on the rear of the lot; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to provide additional living space in the existing 2-story single-family dwelling on the front of the lot to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the rear yard variation requested is necessary to accommodate the existing 3-story 3-dwelling unit building, constructed in the 1920's, in what is currently and historically the rear yard of the subject site; that the north side yard variation requested is necessary in order to permit work on the existing single-family dwelling along the north side of the lot; that the proposed 2-story addition will follow the north wall of the existing single-family dwelling; that the 1-story addition is necessary to connect the single-family dwelling to the garage resulting in one principal building on the zoning lot; that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will be consistent with many of the residential improvements in the neighborhood that do not conform to the north side yard set back requirements and have coach house structures at the rear of the sites; it is therefore

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

COPY

MINUTES OF MEETING

April 20, 2001

Cal. No. 117-01-Z

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

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

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

APPLICANT: Metzler/Hull Development Corp. and Richard Goodman* **CAL NO.:** 118-01-Z

APPEARANCE FOR: Jack Guthman, Jay Metzler **MAP NO.:** 5-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:** April 20, 2001

PREMISES AFFECTED: 1928 N. Mohawk Street

NATURE OF REQUEST: *Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (SD #19 Sub "A") the erection of a 3-story with basement single family residence whose front yard will be 11'4" instead of 15', whose south side yard will be 8" instead of 2' 4", whose north side yard will be 2'-1/4" instead of 2' 4-7/8", and whose rear yard will be 20' 6'-3/4" instead of 30'.

ACTION OF BOARD--

COPY

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 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.

*Application amended at the public hearing.

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

APPLICANT: Bogdan & Barbara Witkowski

CAL NO.: 119-01-Z

APPEARANCE FOR: Bogdan Witkowski

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 5680 N. Rodgers Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 2nd floor addition over an existing attached garage at the rear of a 1-story single family dwelling whose rear yard will range from 10'-20' instead of the required 30'.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
JUNE 15, 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: Mr. & Mrs. Howard Birnberg **CAL NO.:** 120-01-A

APPEARANCE FOR: **MAP NO.:** 7-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 20, 2001

PREMISES AFFECTED: 1227 W. Wrightwood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 15, 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: Mr. & Mrs. Howard Birnberg **CAL NO.:** 121-01-Z
APPEARANCE FOR: **MAP NO.:** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED: 1227 W. Wrightwood Avenue April 20, 2001
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd story addition to an existing 2-story single family dwelling whose east and west side yards will be 2.5 each instead of 6.67' each.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
JUNE 15, 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: Randy Wells **CAL NO.:** 122-01-Z
APPEARANCE FOR: Randy Wells **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 3315 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a new front stair and deck to an existing 3-story frame single family dwelling whose front yard will be 3' instead of 20.8'.

ACTION OF BOARD--

VARIATION GRANTED.

COPA

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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 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: Ronald G. Graziano **CAL NO.:** 123-01-Z
APPEARANCE FOR: Barry Ash, Ronald G. Graziano **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 4515 N. Claremont avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story brick and frame single family dwelling whose front yard will be 11' instead of 20' and whose south side yard will be 0.5' instead of 2.5'.

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		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 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 M. Platt
APPEARANCE FOR: Kevin M. Platt
APPEARANCES AGAINST: None
PREMISES AFFECTED: 551 W. 43rd Place

CAL NO.: 124-01-Z

MAP NO.: 10-F

MINUTES OF MEETING:
 April 20, 2001

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 new front stair addition and the erection of a 2-story with basement addition to the rear of an existing 2-story frame single family dwelling with no front yard instead of 20', and whose east and west side yards will be 3' each instead of 6.15' each.

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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 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.:** 125-01-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 8-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 653 W. 37th Street

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 1-story gymnasium and chapel addition to the existing Nativity of Our Lord Parish school and church campus, which addition will have no rear yard instead of 30', and will result in a 13.86% (8,500 sq ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD-

THE VOTE

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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: James Trice **CAL NO.:** 126-01-Z
APPEARANCE FOR: W. Marshall Snow, James Trice **MAP NO.:** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 7129-43 S. Euclid Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of an 804 sq. ft. addition to allow for new bathrooms on the 2nd and 3rd floors of an existing 3-story 18 condominium dwelling unit brick building which addition will result in a .03% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendments to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 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: Sylvester Forde

CAL NO.: 127-01-A

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 825 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN
UPON MOTION OF APPELLANT.

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: Sylvester Forde

CAL NO.: 128-01-Z

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 825 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 3 dwelling unit building with no front yard instead of 12' and whose northwest side yard will be .76' instead of 2.56'.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Sylvester Forde

CAL NO.: 129-01-S

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 825 N. Milwaukee Avenue

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

ACTION OF BOARD--

COPY

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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: Erie Neighborhood House **CAL NO.:** 130-01-A
APPEARANCE FOR: Jack Guthman, Esther Nieves **MAP NO.:** 1-G
APPEARANCES AGAINST: Daniel Lauer, Peter Frisbee, et al. **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 1446 W. Huron Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED.

COPY

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

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

THE RESOLUTION:

WHEREAS, Erie Neighborhood House, owner, on December 13, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1½ story frame building as a community center in lieu of a church, in an R3 General Residence District, on premises at 1446 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 13, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-3, 7.4-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 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 on April 20, 2001, in Cal. No. 131-01-S, the Zoning Board of Appeals approved, with certain conditions, the applicant's special use application for the establishment of a community center in an existing 1-story building with partial loft and partial basement, at the subject site; that the approval of the applicant's special use application negates the necessity of the appeal application in this case and renders such appeal moot; it is therefore

RESOLVED, that the appeal be and hereby is rendered moot in the instant case and therefore this appeal be and is hereby dismissed.

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

APPLICANT: Erie Neighborhood House **CAL NO.:** 131-01-S
APPEARANCE FOR: Jack Guthman, Esther Nieves **MAP NO.:** 1-G
APPEARANCES AGAINST: Daniel Lauer, Peter Frisbee et al **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 1446 W. Huron 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 community center in an existing 1-story building with partial loft and partial basement, in an R3 General Residence 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		
R	e	c
u	s	e
s	e	d

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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 to be located in an R3 General Residence District; that the subject site is improved with a 1 ½ story frame building previously owned by Lakeview Bible Chapel and used as a community service center since 1981; that the applicant, Erie Neighborhood House, was founded in 1870 as a Presbyterian Mission to provide religious services and to serve the community through spiritual leadership, education and community service; that the applicant receives funding from city and state agencies and from contributions; that the subject site location will focus upon counseling and education for immigrants seeking citizenship; that such counseling will be by appointment only between the hours of 9 A.M. and 6 P.M, Monday through Friday; that the applicant operates community centers at 1701 W. Superior Street and 1347 W. Erie Street; that the proposed use is necessary for the public convenience at this location to provide necessary services to the community and that the services to be provided be available in close proximity to the other centers; that the public health, safety and welfare will be adequately protected in that the proposed community center use will be operated in accordance with all applicable building code regulations and all other federal and state regulations; and that the proposed use is a continuation, in part, of the previous use of the property as a community service center 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 17a.)

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

COPY

MINUTES OF MEETING

April 20, 2001

Cal. No. 131-01-S

That the applicant shall limit the use of the community center to individual instruction and counseling by appointment only, and that no public assembly or classrooms shall be permitted;

That the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Friday;

That there shall be no more that 3 employees on-site; and be it further

RESOLVED, that the use of the subject site premises as a community center shall terminate April 20, 2004; and be it further

RESOLVED, that any deviation from the specified use of the premises as a community center for the instruction and counsel of immigrants during the period of April 20, 2001 to April 20, 2004, as delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Erie Neighborhood House **CAL NO.:** 132-01-Z
APPEARANCE FOR: Jack Guthman, Esther Nieves **MAP NO.:** 1-G
APPEARANCES AGAINST: Daniel Lauer, Peter Frisbee **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 1446 W. Huron Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a community center in an existing 1-story frame building with no provision for one required off-street parking space.

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		
R	e	c
e	c	u
s	e	s
e	d	

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 on April 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 131-01-S, the establishment of a community center in an existing 1-story building with partial loft and partial basement at the subject site; that the subject community center will be staffed by no more than 3 employees on site at any one time; 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 existing building's configuration does not permit on-site parking; that the plight of the owner is due the zoning ordinance requirement, in this R3 General Residence District, that one parking space be provided for every three employees working at the site at one time; that the subject site is easily accessible by public transportation for both employees and visitors to the center; that the center's hours of operation will be from 9 A.M. to 6 P.M., Monday through Friday when street parking is available in the area; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Monica O. Casarez

CAL NO.: 133-01-S

APPEARANCE FOR:

MAP NO.: 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 4942-50 W. Fullerton

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public place of amusement in an existing 1-story brick building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 20, 2001.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Monica O. Casarez

CAL NO.: 134-01-Z

APPEARANCE FOR:

MAP NO.: 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 4942-50 W. Fullerton

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Restricted Commercial District, the establishment of a public place of amusement facility for a catering and meeting hall within 125' of an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 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: National Italian American Sports
Hall of Fame, Inc.

CAL NO.: 135-01-S

APPEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 1429-31 W. Taylor Street

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

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: National Italian American Sports Hall of Fame, Inc. **CAL NO.:** 136-01-S

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

APPEARANCES AGAINST: **MINUTES OF MEETING:** April 20, 2001

PREMISES AFFECTED: 1328-48 W. Taylor Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 44 private passenger automobiles to be located at 1328-48 W. Taylor Street to satisfy the off-street parking requirement for a sports museum in a proposed 4-story building on premises at 1429-31 W. Taylor Street, in a B4-4 Restricted Service District.

ACTION OF BOARD--

CAASE CONTINUED TO
MAY 18, 2001.

COPY

THE VOTE

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

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

APPLICANT: Public Building Commission of Chicago **CAL NO.:** 137-01-Z
APPEARANCE FOR: Andre M. Thapedi, Giacomo Mancuso **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 3533 S. Giles Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3/R5 General Residence District, the erection of a 4-story addition to the existing Bronzeville Military Academy High School, which addition will have no front yard instead of 15', no west side yard instead of 20' and no rear yard instead of 30 and to increase the overall floor area on the lot to a ratio of 2.34 instead of 2.2 permitted.

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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 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: Public Building Commission of Chicago **CAL NO.:** 138-01-S
APPEARANCE FOR: Andre M. Thapedi **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 3534 S. Giles 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 42 private passenger automobiles to satisfy the off-street parking requirement for the Bronzeville Military Academy Military High School on premises at 3533 S. Giles Avenue, in an R5 General Residence 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 April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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 on April 20, 2001, the Zoning Board of Appeals granted, in Cal. No. 137-01-Z, the applicant's variation application to permit the erection of a 4-story addition to the existing Bronzeville Military Academy High School located at 3533 S. Giles Avenue, which addition will have no front yard instead of 15', no west side yard instead of 20', no rear yard instead of 30', and to increase the overall floor area on the lot to a ratio of 2.34 instead of the 2.2 permitted; that the proposed off-site parking lot for 42 private passenger automobiles is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 24a.)

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

MINUTES OF MEETING

April 20, 2000

Cal. No. 138-01-S

COPY

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

That the proposed parking lot shall be landscaped and fenced in substantial conformance with the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated April 2, 2001;

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

That ingress and egress shall be from S. Giles Avenue; that there shall be no ingress nor egress via the alley abutting the subject site to the west; that the driveway shall be constructed in accordance with applicable ordinances;

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

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

APPLICANT: Public Building Commission of Chicago **CAL NO.:** 139-01-Z
APPEARANCE FOR: Andre M. Thapedi **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 3534 S. Giles Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District, the establishment of an off-site parking lot for 42 private passenger automobiles whose front yard will be 7' instead of 15'.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 on April 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 138-01-S, the establishment of an off-site parking lot for 42 private passenger automobiles, at the subject site, to satisfy the off-street parking requirement for the Bronzeville Military Academy High School located at 3533 S. Giles Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Public Building Commission of Chicago **CAL NO.:** 140-01-S
APPEARANCE FOR: Francine Lynch, Cynthia Barron **MAP NO.:** 2-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 600-06 S. State Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public four year magnet academic school to replace Jones Commercial and Trade School in an existing 6-story facility with a 2-story addition, in a C3-6 Commercial Manufacturing District.

ACTION OF BOARD--

COPY

APPLICATION APPROVED.

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 April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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: Catholic Bishop of Chicago **CAL NO.:** 141-01-S
APPEARANCE FOR: Thomas S. Moore, Fr. Tom Walsh **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 3909 W. Flournoy Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 23 private passenger automobiles to provide additional parking for the existing Presentation BVM parish school and church, on premises at 3900 W. Lexington Street, in an R4 General Residence 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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;

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

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

(Additional conditions follow on page 27a.)

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

MINUTES OF MEETING

April 20, 2001

Cal. No. 141-01-S

COPY

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

That ingress and egress shall be from W. Flournoy Street; that the alley abutting the site to the south shall not be used for ingress nor egress; that the driveway shall be constructed in accordance with applicable ordinances; that a security gate shall be provided at the driveway entrance;

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

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: Catholic Bishop of Chicago **CAL NO.:** 142-01-Z
APPEARANCE FOR: Thomas S. Moore, Fr. Tom Walsh **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 3909 W. Flournoy Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the establishment of an off-site parking lot for 23 private passenger automobiles whose front yard will be 7' instead of 15'.

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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 on April 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 141-01-S, the establishment of an off-site parking lot for 23 private passenger automobiles, at the subject site, to provide additional parking for the existing Presentation BVM parish school and church located at 3900 W. Lexington Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Abundant Love Baptist Church **CAL NO.:** 143-01-S

APPEARANCE FOR: J. Tobias Dixon, Rev. John Martin **MAP NO.:** 20-I

APPEARANCES AGAINST: Francis Bailey et al. **MINUTES OF MEETING:**
April 20, 2001

PREMISES AFFECTED: 8156 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 60 seat church in an existing 1-story building, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION 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 April 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 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 to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building; that the applicant proposes to establish a 60 seat church at the subject site; that the applicant church presently has a 60 member congregation; that the applicant proposes to hold services on Sundays at 9:30 A.M. and 11:00 A.M., on Tuesdays from 9:30 A.M. to 12:00 Noon, and on Wednesdays from 7:00 P.M. to 9:00 P.M.; that evidence presented indicates that the subject site is designated for commercial use in the 79th Street/Southwest Highway Tax Increment Fund (TIF) Plan prepared by the Department of Planning and Development of the City of Chicago; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the Board finds that the proposed use is inconsistent with the goals of the community and the city to bring retail and business development to this area and would inhibit future business development; it is therefore

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

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

APPLICANT: Detail and Carwash, Inc. **CAL NO.:** 144-01-S
d/b/a Two Brother's Carwash

APPEARANCE FOR: Thomas Vaclavek, Frank Moreno, Pat Maurici **MAP NO.:** 7-O

APPEARANCES AGAINST: Francis J. Zeman, Anthony Tonino **MINUTES OF MEETING:**
April 20, 2001

PREMISES AFFECTED: 3104 N. Harlem 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 hand car wash and car detail* facility in an existing 2-story brick building, in a C1-1 Restricted Commercial 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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 to be located in a C1-1 Restricted Commercial; that the subject site is a 50' x 125.25' located on the northeast corner of N. Harlem Avenue and W. Barry Street; that the applicant proposes to establish a hand car wash and car detailing business at the subject site; that testimony presented indicates that 4-5 automobiles will be washed and detailed by appointment only at the site; that the applicant will accept drive-up business only when no appointments are scheduled; that the proposed use is necessary for the public convenience at this location to provide a service to residents of the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the 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;

That the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Monday through Friday and from 8 A.M. to 5 P.M., Saturday; that no business shall be conducted on Sunday;

*Amended at the public hearing.

(Additional conditions follow on page 30a.)

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

COPY

MINUTES OF MEETING

April 20, 2001

Cal. No. 144-01-S

That all car washing and detail work shall be performed within the subject building; that all cars awaiting work or that have been washed and detailed shall be kept within the subject building;

That the garage doors shall be kept closed while work is in progress;

That ingress and egress to the subject premises shall be via the alley abutting the alley to the west.

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

APPLICANT: 302 N. Sangamon, Inc. **CAL NO.:** 145-01-S
APPEARANCE FOR: Michael A. Plowman **MAP NO.:** 1-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 302 N. Sangamon Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an entertainment cabaret (non-alcoholic juice-bar) with live entertainment in an existing 2-story brick building, in a C3-1 Commercial Manufacturing District.

ACTION OF BOARD--

COPY

CASE CONTINUED TO
July 20, 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: Eagle Leathers, Inc. **CAL NO.:** 146-01-S
APPEARANCE FOR: James J. Banks, Charlotte Perkins **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 5005 N. Clark Street
NATURE OF REQUEST: *Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing and tattoo facility to be operated in conjunction with an existing leather goods store in a 1-story brick store building, in a C1-2 Restricted Commercial 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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;

That the hours of operation of the tattoo and body piercing facility shall be limited to the hours between 12:00 Noon and 12:00 Midnight, Monday through Sunday.

*Amended at the public hearing.

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

APPLICANT: Bobbie J. Scott **CAL NO.:** 147-01-S
APPEARANCE FOR: James Caldwell, Bobbie J. Scott **MAP NO.:** 2-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 18 S. Pulaski 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 body piercing and tattoo* facility in an existing 2-story brick store and apartment building, in a B5-3 General Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICAITON 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 April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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 to be located in a B5-3 General Service District; that the subject site is improved with a 2-story brick multi-store and apartment building; that the applicant seeks to establish a tattoo and body piercing business in a store in the building at the subject site; that no evidence was presented to indicate that the proposed tattoo and body piercing business is necessary for the public convenience at the subject site; that the public health, safety and welfare would be in jeopardy with the establishment of the proposed use in that the testimony of the applicant indicated that although she has had some tattooing experience, she has had no formal training or experience in body piercing technique except for ear piercing; that the applicant also testified that the hours of operation of the proposed tattoo and body piercing business will be from 9:30 A.M. to 2:30 A.M., Monday through Saturday, which is excessive; that the proposed use is located in close proximity to the Delano Elementary School and Child Center and is not in the public interest; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Angel Alejandro Silva **CAL NO.:** 148-01-S

APPEARANCE FOR: Francisco Huerta-Galvan, Angel Alejandro Silva **MAP NO.:** 4-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001

PREMISES AFFECTED: 1011 W. 18th 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 tattoo parlor in an existing 4-story store and apartment building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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;

That the hours of operation shall be limited to the hours between 12:00 Noon and 10:00 P.M.

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

APPLICANT: Goralka, Inc. **CAL NO.:** 149-01-S
APPEARANCE FOR: Gregg A. Garofalo, Abel Zacarias **MAP NO.:** 12-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 2522-24 W. 51st 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 tavern in an existing 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
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 April 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 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: Bobby Sedghi

CAL NO.: 150-01-S

APPEARANCE FOR: Thomas M. Pikarski

MAP NO.: 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 714 N. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 25 private passenger automobiles to satisfy the off-street parking requirement for a public place of amusement, on premises at 642 N. Clark Street, in an existing public parking facility, in a B7-5 General Central Business District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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: U-Wrench-It Chicago Properties, L.L.C. **CAL NO.:** 151-01-S
APPEARANCE FOR: John J. George **MAP NO.:** 26-D
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED: 10355-59 S. Woodlawn Avenue April 20, 2001
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 junk yard, in an M3-3 Heavy Manufacturing District.

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: C & V Auto Parts Inc.

CAL NO.: 152-01-A

APPEARANCE FOR:

MAP NO.: 16-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 2001

PREMISES AFFECTED: 5815 W. 63rd Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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: Chester Borsuk **CAL NO.:** 153-01-A
APPEARANCE FOR: Ronald Buoscio, Chester Borsuk **MAP NO.:** 22-G
APPEARANCES AGAINST: Marsha Mallette **MINUTES OF MEETING:**
PREMISES AFFECTED: 2427-35 E. 87th Street April 20, 2001
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, Chester Borsuk, for Pullman Bank & Trust Company, Tr. #71-81672, owner, on February 14, 2001, filed appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile dealership on a surface lot, in a B4-1 Restricted Service District, on premises at 2427-35 E. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 19, 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 8.3-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 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 a 72' x 25' irregular shaped gravel-improved lot; that the appellant testified that he has been operating at the subject site for over 20 years; that the appellant has city business licenses for 8700 and 8721 S. Chicago Avenue; that 8700 S. Chicago Avenue is the appellant's primary business location and the site of his automobile sales office; that the appellant was under the impression that when he obtained a business license for 8721 S. Chicago Avenue it included the subject site lots; that the City of Chicago filed a suit against the appellant in 2000 for illegally maintaining a used-car dealership, illegally storing motor vehicles on the exterior and maintaining a parking lot without the necessary paving, landscaping or screening at the subject site; that at the time of the hearing of this appeal by the Zoning Board of Appeals, the case in Circuit Court had not been resolved; that no evidence was presented to indicate that the automobile dealership was ever legally established at the subject site lots and that the appellant did not establish the legal basis of his appeal; 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: Promoco Motors, Inc. **CAL NO.:** 154-01-A
APPEARANCE FOR: **MAP NO.:** 1-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED: 2101 W. Grand Avenue April 20, 2001
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 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: Shirley Smith **CAL NO.:** 155-01-A

APPEARANCE FOR: Shirley Smith **MAP NO.:** 16-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001

PREMISES AFFECTED: 1424 E. 70th 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, Shirley Smith, for Altha Hobbs, owner, on February 2, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit* in lieu of a retail store in a 2-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 1424 E. 70th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District, that the subject site is improved with a 2-story brick building undergoing rehabilitation; that the subject site has been zoned for residential use since the adoption of the 1923 zoning amendment; that the appellant seeks to establish a dwelling unit in the former non-conforming store premises in the subject building; that the change of use from a non-conforming store 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 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 and it hereby is reversed and he is authorized to permit the establishment of a dwelling unit in lieu of a retail store in a 2-story brick non-conforming store and apartment building, on premises at 1424 E. 70th 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 issued.

*Amended at the public hearing.

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

APPLICANT: Ewa Szczesniak CAL NO.: 156-01-A
APPEARANCE FOR: Ewa Szczesniak MAP NO.: 13-M
APPEARANCES AGAINST: MINUTES OF MEETING:
APRIL 20, 2001
PREMISES AFFECTED: 5908 W. Lawrence Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.
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: Al Thorman Barnes **CAL NO.:** 157-01-A
APPEARANCE FOR: Michelle Johnson, Al Thorman Barnes **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
April 20, 2001
PREMISES AFFECTED: 1515 W. 79th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

COPY

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

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

THE RESOLUTION:

WHEREAS, Al Thorman Barnes, owner, on February 9, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the continued operation of a barber shop in an existing 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 1515 W. 79th Street; 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that testimony presented indicates that the appellant owns the subject building and has been operating a barber shop at the site since 1972; that the appellant leased the subject premises to other barbers after his retirement but always maintained a business license; that the barber shop currently has three barbers who are renting chairs; that when the last business license expired the appellant thought he had reappplied; that the appellant seeks to continue to provide operating space for his three chair renters; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a barber shop in an existing 2-story store and apartment, on premises at 1515 W. 79th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Dernandiez Lindsey, Sr. **CAL NO.:** 71-01-S
APPEARANCE FOR: Dernandiez Lindsey, Sr. **MAP NO.:** 28-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 11237 S. Michigan 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 tattoo parlor and body piercing facility in an existing 1-story brick store building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 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;

That the hours of operation shall be limited to the hours between 10:00 A.M. and 7:00 P.M., Monday through Saturday.

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

APPLICANT: Thomas W. Thompson CAL NO.: 70-01-S
APPEARANCE FOR: Patrick D. Lamb, Thomas W. Thompson MAP NO.: 4-F
APPEARANCES AGAINST: None MINUTES OF MEETING:
APRIL 20, 2001
PREMISES AFFECTED: 1601 S. Canal Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 26 private passenger automobiles to satisfy the off-street parking requirement for a proposed self-storage facility on premises at 1600 S. Steward Avenue, in an M3-4 Heavy Manufacturing 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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 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;

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

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

(Additional conditions follow on page 44a.)

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

MINUTES OF MEETING

April 20, 2001

Cal. No. 70-01-S

COPY

That striping and concrete wheel stops shall be provided; that lighting shall be provided;

That fencing and landscaping shall be installed in accordance with all applicable provision of the Chicago Landscape Ordinance;

That ingress and egress shall be from W. 16th Street and the alley abutting the subject site to the east, provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveway on W. 16th Street shall be constructed in accordance with applicable ordinances; that a sliding steel security gate shall be provided at the W. 16th Street driveway;

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

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

APPLICANT: Tamid Management **CAL NO.:** 75-01-A
APPEARANCE FOR: Robert Reisman **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 April 20, 2001
PREMISES AFFECTED: 6501-03 N. Fairfield Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Tamid Management, owner, on December 15, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 15 dwelling units in an existing 3-story with basement brick apartment building, in R3 General Residence District, on premises at 6501-03 N. Fairfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 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 apartment building with a dwelling unit in the basement; that the appellant seeks to legalize 15 dwelling units in the subject building; that a Department of Buildings permit #79-575220 issued in November, 1979 indicates 14 dwelling units at the subject site; that testimony presented indicates that existing architectural features such as lath and plaster construction from the 1940's, clawfoot bathtub, 1940's ceramic tile flooring, single-glazed multi-pane windows and wood casings, attest to the existence of a lower level dwelling unit in the subject building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject 3-story apartment building with a basement apartment as 15 dwelling units, provided the building is brought into compliance with 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 and it hereby is reversed and he is authorized to certify 15 dwelling units in an existing 3-story with basement brick apartment building, on premises at 6501-03 N. Fairfield Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

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

CAL NO.: 97-01-S

APPEARANCE FOR:

MAP NO.: 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 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--

COPY

CASE CONTINUED TO
JULY 20, 2001

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: Centrum Properties

CAL NO.: 98-01-S

APPEARANCE FOR:

MAP NO.: 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 20, 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
JULY 20, 2001.

COPY

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Lakeside Bank **CAL. NO.** 157A-01-S
APPEARANCES FOR: Patrick Turner, Stan Bochnowki **MAP NO.** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
April 20, 2001
PREMISES AFFECTED-- 220 S. Archer Avenue
NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in a proposed 2-story bank building, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

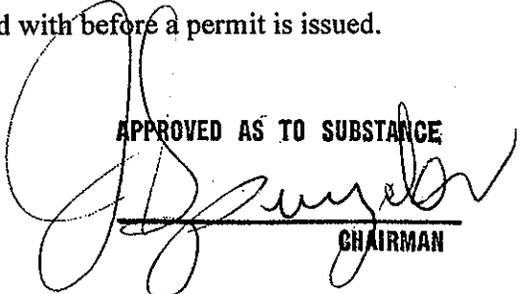
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 20, 2001; and

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 the proposed drive-through facility shall be constructed consistent with the layout represented on the site plan prepared by Semour S. Goldstein and that the final landscape plan and elevation drawings shall be approved by the Department of Planning and Development; and

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

MINUTES OF MEETING

April 20, 2001

Cal. No. 51-01-Z

COPY

Richard Blender and Maria Segal, applicant, presented a request to amend the resolution granted by the Zoning Board of Appeals February 16, 2001, in Cal. No. 51-01-Z, to permit, in an R3 General Residence District, the erection of a 3rd floor frame addition to an existing 2-story masonry single-family dwelling on the rear of a lot to be additionally improved with a proposed 20' high frame 2-car garage on the front of the lot, all of which will have a front yard of 6.83' instead of 20', and whose east side yard will be 3' and with no west side yard instead of 6.5' each, and with no rear yard instead of 30', on premises at 2215 W. School Street.

Mr. Blender stated that the resolution, as written, was incorrect regarding the east and west side yard variations requested and should have read ".....whose west side yard will be 3' and with no east side yard instead of 6.5' each...."instead of the reverse. Mr. Blender is requesting that the resolution be amended to reflect the aforesaid side yard variations.

A review of the applicant's case file indicated that the Denial from the Office of the Zoning Administrator incorrectly stated the side yard variations requested which were subsequently indicated in error on the Board's case docket. The applicants' site plans indicate that the west side yard will be 3 feet and the east side yard will be 0' instead of 6.5' each.

Chairman Spingola moved that the request to amend the resolution granted by the Zoning Board in Cal. No. 51-01-Z on February 16, 2001 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 3rd floor frame addition to an existing 2-story masonry single family dwelling on the rear of a lot to be additionally improved with a proposed 20' high frame 2-car garage on the front of the lot, all of which will have a front yard of 6.83' instead of 20' and whose west side yard will be 3' and with no east side yard instead of 6.5' each, and with no rear yard instead of 30'.

The motion prevailed by yeas and nays as follows:

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



MINUTES OF MEETING

April 20, 2001

Cal. No. 118-00-S

Thomas S. Moore, for Leona's Pizzeria, Inc., applicant, presented a written request for an extension of time in which to complete the permit process for the establishment of an off-site parking lot for 20 private passenger automobiles, on premises at 1418-22 W. Fillmore Street, to serve the existing restaurant located at 1419 W. Taylor Street, approved by the Zoning Board of Appeals on April 14, 2000, in Cal. No. 118-00-S.

Mr. Moore stated that subsequent to the approval of the applicant's special use application, Leona's Pizzeria have had extensive discussions with neighbors and people in the Department of Planning asking that they coordinate the design and construction of their parking lot with the lots next door. In its efforts to cooperate with the community and the City, Leona's has not been able to complete the permit process and requests an extension of the special use to do so.

Chairman Spingola moved that the request be granted and the time for completing the permit process be extended to April 14, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 20, 2001

Cal. No. 311-00-S and

Cal. No. 312-00-Z

COPY

Paul A. Kolpak, for George Ardelean, applicant presented a written request to amend the resolutions granted by the Zoning Board of Appeals, on October 20, 2000, for the approval of the location and the establishment of residential use below the 2nd floor in order to provide 21 garage parking spaces and an office on the 1st floor of a proposed 6-story store and 18 dwelling unit building; and to permit the erection of said 6-story building with no front yard instead of 9' and no rear yard instead of 30' and with no provision for one required 10' x 25' loading berth, on premises at 1426 N. Orleans Street / 1428-30 N. Orleans Street, in Cal. Nos. 311-00-S and 312-00-Z, respectively.

Mr. Kolpak stated that the applicant never intended to establish an office or store premises in the proposed 6-story 18 dwelling unit building at the subject site and had so stated at the public hearing held on October 20, 2000.

Chairman Spingola moved that the request be granted and the resolution issued in Cal. No. 311-00-S be amended as follows:

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 order to provide 21 garage parking spaces on the 1st floor of a proposed 6-story 18 dwelling unit building, in a B4-4 Restricted Service District.

Chairman Spingola further moved that the second paragraph of the findings of fact in the resolution issued by the Zoning Board of Appeals in Cal. No. 312-00- Z be amended as follows:

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 20, 2000, the Board approved, in Cal. No. 311-00-S, the establishment of residential use below the 2nd floor in order to provide 21 garage parking spaces on the 1st floor in a proposed 6-story 18 dwelling unit building at the subject site;

The motions prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 20, 2001

Cal. No. 312-99-S

Rev. John Digby, Jr., for Progressive Missionary Baptist Church of Altgeld Gardens, applicant, presented a written request for a extension of time in which to obtain necessary permits for the establishment of a 700 seat church in a proposed 2-story building with 90 off-street parking spaces, on premises at 26 E. 127th Street, approved by the Zoning Board of Appeals on September 17, 1999, in Cal. No. 312-99-S.

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

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

MINUTES OF MEETING

April 20, 2001

Cal. No. 65-00-Z

COPY

Katriina S. McGuire, for 4027 N. Lincoln, L.L.C., applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 5-story with basement 32 dwelling unit and retail store building with interior parking on the lower levels and whose rear yard will be 21' instead of 30' at the level of the lowest residential unit, and with 1 instead 2 required 10' x 25' loading berths, on premises at 4001-27 N. Lincoln Avenue, approved by the Zoning Board of Appeals on March 17, 2000, in Cal. No. 65-00-Z.

Ms. McGuire stated that due to delays beyond the applicant's control, it have been unable to obtain a building permit within the 12-month validity period of the variations granted by the Zoning Board of Appeals and are therefore requesting that the variations be extended for an additional 12 month period.

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. Nays- None. Absent- McCabe-Miele.

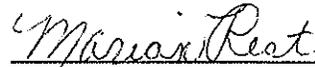
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MINUTES OF MEETING

April 20, 2001

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, May 18, 2001.


Secretary