

**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, August 17, 2001

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

August 17, 2001

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on July 20, 2001 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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: Patrick Miller **CAL NO.:** 287-01-Z

APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 17, 2001

PREMISES AFFECTED: 3249 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District (S.D. #6), the erection of a 3-story, with basement, 3 dwelling unit building whose minimum lot size will be 1,041.6 sq. ft. per dwelling unit instead of 1,100 sq. ft. per dwelling unit or 94.7% of the requirement.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 19, 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: Mt. Bethlehem Missionary Baptist Church **CAL NO.:** 288-01-Z
APPEARANCE FOR: Rev. Larry Branch **MAP NO.:** 4-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2625 W. Ogden Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story addition to a 132 seat existing church whose front yard will be zero instead of 11' and whose rear yard will be zero instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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: Puig Development Co. **CAL NO.:** 289-01-Z
APPEARANCE FOR: James J. Banks, Lisa Dodgion **MAP NO.:** 5-I
APPEARANCES AGAINST: Maribel Benedict et al. **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 3131 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-3 General Commercial District, the establishment of a 5-story building containing 78 dwelling units and 2 retail stores whose first residential level's rear yard will be zero instead of 30' and whose west transitional yard shall be zero instead of 5' x 40'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 C2-3 General Commercial District; that the subject site is a 40' x 275' lot presently improved with a 2-story brick commercial building; that the applicant proposes to erect a 5-story building containing 78 condominium dwelling units and 2 retail stores; that 81 indoor parking spaces and 2 loading berths will be provided; 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 redevelop the existing commercial building into the residential and retail building with on-site parking; that the plight of the owner is due unique circumstances; that there is little demand for large commercial improvements in the area and a growing demand for residential improvements; that the proposed development will be compatible with the existing residential improvements in the neighborhood; and that the variations, if granted, will not alter the 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: Che Nadel **CAL NO.:** 290-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., Che Nadel **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 2415 N. Harding Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor addition to a 4-dwelling unit* building whose south side yard will be 2' 10" instead of 7.1' and adding 920 sq. ft. or 15% in the amount of the floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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: Catholic Bishop of Chicago **CAL NO.:** 291-01-S
APPEARANCE FOR: Thomas S. Moore, Fr. Jim Hurlbert **MAP NO.:** 7-G
APPEARANCES AGAINST: Robert Allison **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2926 N. Southport 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 to provide parking for a church and school located at 1429 W. Wellington Avenue in a B5-2 General Service and an R4 General Residence (S.D. #3) Districts.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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 partly in a B5-2 General Service District, an R4 General Residence District and Special District #3; that the subject site is a 97.92' x 122.4' unimproved lot; that the applicant proposes to establish an off-site accessory parking lot at the subject site for approximately 32 automobiles; that the proposed use is necessary for the public convenience at this location to provide additional off-site parking for the St. Alphonsus Parish church, school and community theater located at 1429 W. Wellington Avenue; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use to be improved and operated under the provisions and standards hereinafter set forth; that the proposed use will help alleviate on-street parking congestion in the area, and with landscaping and fencing, will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 7a.)

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

MINUTES OF MEETING

August 17, 2001

Cal. No. 291-01-S

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

That a 6 feet tall decorative solid wood fence shall be provided on the west lot line to screen the parking lot from abutting residential property; that 6 feet high decorative wrought iron fencing shall be provided on the north, south and east lot line, excepting the driveways;

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

That striping and lighting shall be provided;

That ingress and egress shall be from N. Southport Avenue; that the driveways shall be constructed in compliance with applicable ordinances; that there shall be no ingress nor egress from the alley abutting the site to the south; that security gates shall be provided at the established driveways;

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.:** 292-01-Z
APPEARANCE FOR: Thomas S. Moore, Fr. Jim Hurlbert **MAP NO.:** 7-G
APPEARANCES AGAINST: Robert Allison **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2926 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B5-2 General Service District, R4 General Residence (S.D. #3) Districts, the establishment an off-site parking lot whose front yard will be 5' instead of 15' in order to provide minimum landscaping.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 partly in a B5-2 General Service District, an R4 General Residence District and S. D. #3 District; that on August 17, 2001, the Zoning Board of Appeals approved, in Cal. No. 291-01-S, the establishment of an off-site parking lot for approximately 32 private passenger automobiles, at the subject site, to provide parking for the St. Alphonsus Parish campus located at 1429 W. Wellington 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 in that the variation requested is necessary to minimize the front yard landscaping to allow for maximum use of the site for parking spaces; that the plight of the owner is due to the need to maximize the space available for parking; that the variation, if granted, will not alter the essential character of the locality in that the yard set back requested only affects the N. Southport frontage of the subject site; 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: Normal Street Properties, Ltd.

CAL NO.: 293-01-S

APPEARANCE FOR:

MAP NO.: 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 6801-05 S. Parnell 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 accessory parking lot to serve 3 multi-unit building at 6800 S. Normal Avenue, 6750-54 S. Normal Avenue and 6806-08 S. Normal Avenue all the buildings are located in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 19, 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: Peter Allen **CAL NO.:** 294-01-S
APPEARANCE FOR: Paul A. Kolpak, Peter Allen **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 1521 W. Haddon 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 dwelling units below the 2nd floor in an existing 4-story and proposed 5th story building. in an R3 General Residence District and a B1-4 Local Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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: Peter Allen **CAL NO.:** 295-01-Z
APPEARANCE FOR: Paul A. Kolpak, Peter Allen **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 1521 W. Haddon Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District and a B1-4 Local Retail Districts, the establishment of a 5th story addition to an existing 4-story* brick building whose front yard will be 10' instead of 15', east side yard will be 5' instead of 7.5', whose rear yard will be 15' instead of 30' and to eliminate the required 10' x 25' loading berth

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 August 17, 2001, the Zoning Board of Appeals approved, in Cal. No. 294-01-S, the establishment of dwelling units below the 2nd floor in an existing 4-story and proposed 5th story building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

Amended

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

APPLICANT: Pasquale Esposito

CAL NO.: 296-01-Z

APPEARANCE FOR:

MAP NO.: 12-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 5117 S. Normandy Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the construction of a 2-story addition to an existing 1-story, with basement, single family residence whose front rear will be 10.5' instead of 20', north side yard will be 1' 2" instead of 3', the south side yard will be 5' to the side wall and 3.6' to the bay window instead of 3', the total side yards will be 4' 8" instead of 7.5' and an increase of the floor area to .71 instead of .65 or a 2,238 sq. ft. instead of 2,033 sq. ft. in order to allow the construction of a 19' 2" x 14' 8" 2nd story area addition and a 19' 2" x 62' 5" 2nd story addition.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 19, 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: Indiana Ave. Pentecostal Church

CAL NO.: 297-01-S

APPEARANCE FOR: Lee A. Thomas

MAP NO.: 8-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 3536 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot with 58 spaces for the required parking for a 786 seat church at 3805-24 S. Indiana in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 19, 2001.

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

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

APPLICANT: BL Realty Corporation **CAL NO.:** 298-01-Z
APPEARANCE FOR: John J. George, Robert W. Berliner **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 17, 2001
PREMISES AFFECTED: 4100-12 N. Clark Street/4101-12 N. Southport Avenue/1332-44 W. Bell Plaine Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the reduction of a west front wall set back to 10.5' instead of 12', to reduce the south end wall set back to 3' instead of 12' for a building wall and a 1' bay window, to reduce the north end wall to 2.1'* instead of 3' and to reduce the east rear wall to 3 instead of 12' in order to construct a 7 dwelling unit town home with 17 parking spaces.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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.

*Amended at the public hearing.

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

APPLICANT: Steven and Aviva Pancer **CAL NO.:** 299-01-Z
APPEARANCE FOR: Gary I. Wigoda, Steven and Aviva Pancer **MAP NO.:** 15-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 6122 N. Sacramento Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story addition and a new 2-story addition to an existing 2-story single family home whose rear yard will be 3' instead of 20'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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:	Jack Berger	CAL NO.: 300-01-Z
APPEARANCE FOR:	Bernard I. Citron, Jack Berger	MAP NO.: 3-G
APPEARANCES AGAINST:	Edward Majka	MINUTES OF MEETING: August 17, 2001
PREMISES AFFECTED:	831-33 N. Elizabeth Avenue	

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a new 3 and partial 4th*story 2 dwelling unit building whose front yard will be 3' instead of 7.8', side yards will be 3' each instead of 8.1' and whose rear yard will be zero instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a triangular shape 3,294 sq.ft. unimproved lot with frontages on W. Fry Street and N. Elizabeth Street and is bounded by the Kennedy Expressway to the east and a public park to the west; that the applicant proposes to erect a 3 and partial 4th story 2-dwelling unit building with interior garage parking for each dwelling unit at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that to erect less than the requested 2 dwelling unit residential building at the subject site would provide economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 3 and partial 4th story 2 dwelling unit building requires greater coverage and encroachment into required yards on this triangular shaped lot than would a yard conforming multi-story apartment building; that the proposed 3 and partial 4th story 2 dwelling unit building will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Thomas McHugh CAL NO.: 303-01-S

APPEARANCE FOR: John J. Pikarski, Jr., Thomas McHugh MAP NO.: 5-H

APPEARANCES AGAINST: None MINUTES OF MEETING: August 17, 2001

PREMISES AFFECTED: 1941 W. Armitage 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 second floor in a proposed 6 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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 three of the nine parking spaces being provided on site shall be designated as reserved guest parking spaces.

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

APPLICANT: Thomas McHugh **CAL NO.:** 304-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., Thomas McHugh **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 1941 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story, with basement, 6 dwelling unit building with residential units below the 2nd floor whose front yard will be 6' instead of 15', with side yards of 1.5' each instead of 4.8' each and to eliminate the 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 August 17, 2001, the Zoning Board of Appeals approved, in Cal. No.303-01-S, the establishment of residential use below the 2nd floor in a proposed 6 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Jack Berger **CAL NO.:** 305-01-Z
APPEARANCE FOR: Bernard I. Citron, Jack Berger **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 950 W. Erie Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Service District, the erection of an 8-story, with basement, building with retail stores and 21 dwelling units without the required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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: Bobby Sedghi **CAL NO.:** 306-01-S
APPEARANCE FOR: John J. Pikarski, Jr., Bobby Sedghi **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 645 N. Wells 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 20 space accessory parking facility in an existing public fee parking lot, in a B7-5 General Business District, to serve a restaurant located at 642 N. Clark Street.*

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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 applicant shall secure a long term lease from the existing public fee parking lot's operator for the use of the 20 parking spaces by the restaurant located at 642 N. Clark Street.

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

APPLICANT: Keith Hooper **CAL NO.:** 307-01-A
APPEARANCE FOR: Keith Hooper **MAP NO.:** 2-G
APPEARANCES AGAINST: Leslie Recht **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 1529 W. Adams Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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, Keith Hooper, owner, on June 12, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2-story detached accessory building with four automobile parking spaces*, in an R4 General Residence District, with a building height of 22' instead of 15', whose area will be 2,833 sq. ft. instead of 954 sq. ft., and which will occupy the rear 38' of the rear yard instead of 30', on premises at 1529 W. Adams Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.6-2, 5.6-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 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 a 53.08' x 189.02' lot improved with a 3 story brick Victorian style single-family dwelling; that the appellant proposes to erect a 49' x 38' two story detached accessory building at the rear of the subject property containing garage parking for 4 automobiles and storage space on the second floor; that the appellant seeks to use the proposed storage space in the accessory building to store materials from his residence while he does renovation work on it; that the height of the proposed accessory building will be 22' that under Section 5.6-3 of the zoning ordinance no detached accessory building located in the rear yard shall exceed 15' in height; that the proposed detached accessory building will occupy the rear 38' of the rear yard instead of 30' which is not permitted under Section 5.6-2 of the zoning ordinance; that under Sections 5.6-3 and 5.6-2 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Keith Hooper

CAL NO.: 308-01-Z

APPEARANCE FOR: Keith Hooper

MAP NO.: 2-G

APPEARANCES AGAINST: Leslie Recht

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 1529 W. Adams Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a detached 2-story accessory building whose rear yard will be zero instead of 30', whose west side yard will be 4' instead of 5.3' and whose east side yard will be zero instead of 5.3'.

ACTION OF BOARD--

VARIATION DENIED.

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 August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 August 17, 2001, the Zoning Board of Appeals denied, in Cal. No. 307-01-A, an appeal filed by the appellant in this case to permit the erection of a 2-story detached accessory building with storage space on the 2nd floor and garage parking for 4 automobiles, whose height will be 22' instead of 15', whose area will be 2,833 sq.ft. instead of 954 sq.ft., and will occupy the rear 38' of the rear yard instead of 30'; that the denial of the applicant's appeal application negates the need for the yard variations requested in the instant application; it is therefore

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

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

APPLICANT: Darren Verderber

CAL NO.: 309-01-Z

APPEARANCE FOR: Darren Verderber

MAP NO.: 24-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 9710 S. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, 2nd floor dormer addition to a single family residence whose north side yard will be 3' 7" instead of 4' and which addition will result in a 10% increase in the amount of the floor area existing in a building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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: Willie Bandy **CAL NO.:** 310-01-S

APPEARANCE FOR: James J. Banks, Ahmad Rahman **MAP NO.:** 2-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001

PREMISES AFFECTED: 2855 W. Harrison 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 automobile laundry in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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: William W. Merten & Susan L. Merten **CAL NO.:** 311-01-Z

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

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 17, 2001

PREMISES AFFECTED: 2705 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story addition to an existing single family residence whose front yard will be 8' instead of 15', south side yard will be 2.5' instead of 5.5', north side yard will be 0.5', instead of 5.5'.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 21, 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: Walter Kubiesa **CAL NO.:** 312-01-Z
APPEARANCE FOR: Walter Kubiesa **MAP NO.:** 5-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 2203 N. Mulligan Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of an accessory building 18' x 22' (garage) whose north side yard will be 1' instead of 5', and south side yard will be 1' instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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: Cash America International **CAL NO.:** 313-01-S
APPEARANCE FOR: James J. Banks, Edward Anderson **MAP NO.:** 16-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 17, 2001
PREMISES AFFECTED: 6337-39 S. Kedzie Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn broker in an existing 1-story brick building located in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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 B4-1 Restricted Service District; that the subject site is improved with a 1-story brick store building; that on June 18, 1999 the Zoning Board of Appeals approved, under certain conditions, in Cal. No. 189-99-S, the establishment of a pawn shop at the subject site in conjunction with an existing jewelry business; that the operator of the aforesaid pawn shop let its business license lapse; that the applicant in this case proposes to establish a pawn shop business at the subject site; that the proposed pawn business will accept jewelry, electronics, music instruments and similar items as loan collateral; that the applicant testified that 85 percent of items pawned are redeemed by customers; that four to six individuals will be employed at the site; that the proposed use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will comply with all applicable city and state regulations governing the operation of pawn shops; 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 9 A.M. And 6 P.M., Monday through Friday and from 9 A.M. to 5 P.M. Saturday;

That there shall be no neon signage at the subject site advertising the use of the subject premises as a pawn shop.

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

APPLICANT: Chicago Board of Education **CAL NO.:** 314-01-Z
APPEARANCE FOR: Terry Diamond, Patrick J. Durkin **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 5120 N. Winthrop Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story addition to an existing public elementary school (Goudy School) whose front yard shall be 7.67' instead of 15', whose rear yard shall be zero instead of 30' and to increase the floor area ratio to 1.93 or 97,723 sq. ft..

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

	AFFIRMATIVE	NEGATIVT	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 August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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;

That off-site accessory parking for 26 automobiles shall be established at 5132 N. Kenmore Avenue to fulfill the parking requirement for the proposed 3-story addition to the Goudy Elementary School located at 5120 N. Winthrop Avenue, as provided for in Cal. Nol 315-01-S.

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

APPLICANT: Chicago Board of Education **CAL NO.:** 315-01-S
APPEARANCE FOR: Terry Diamond, Patrick Durkin **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 5132 N. Kenmore 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 accessory parking lot for 26 automobiles to fulfill the parking requirement* for a proposed addition to Goudy Public Elementary School, in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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: Gus Morgan **CAL NO.:** 316-01-Z
APPEARANCE FOR: Thomas J. Murphy, Gus Morgan **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 1658 W. Melrose 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 3-story single family residence whose side yards will be 2.5' each instead of 7.28'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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: Mark Fisher

CAL NO.: 317-01-Z

APPEARANCE FOR:

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 1617 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, the erection of a 6-story 25 dwelling unit building whose rear yard will be 15' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 19, 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: Selvije Mehmeti **CAL NO.:** 318-01-A
APPEARANCE FOR: Ismail Mehmeti **MAP NO.:** 7-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2621 N. Harlem 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, Selvije Mehmeti for Selvije and Ismail Mehmeti, owner, on May 15, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 1-story brick building, in a B3-1 General Retail District, on premises at 2621 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 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 August 17, 2001; and

WHEREAS, the district maps show that the premises is located in a B3-1 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-1 General Retail District; that the subject site is improved with a 1-story brick building; that the appellant proposes to establish a beauty salon at the subject site; that the subject store premises was previously occupied by a dollar store, which ceased operation in April, 2001; that the change of use from a dollar store to a beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 1-story brick building, on premises at 2621 N. Harlem Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Fernando Chavarria

CAL NO.: 319-01-A

APPEARANCE FOR: None

MAP NO.: 16-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 3617 W. 64th Place

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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: Gregory A. Gagliano

CAL NO.: 320-01-A

APPEARANCE FOR: Gregory A. Gagliano

MAP NO.: 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 5951 W. Giddings Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 19, 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: Irma Gonzalez **CAL NO.:** 321-01-A
APPEARANCE FOR: Irma Gonzalez **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 2010 W. Grand 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 OFFICED 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, Irma Gonzalez, owner, on May 25, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 2-story enclosed rear porch on a non-conforming 2 dwelling unit building, in an M1-2 Restricted Manufacturing District, on premises at 2010 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 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 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing 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 M1-2 Restricted Manufacturing District; that the subject site is improved with a non-conforming 2-dwelling unit building; that testimony presented that the rear porch on the subject building was destroyed by fire; that this rear porch was an enclosed porch at the time of the fire; that the appellant seeks to replace the previously existing enclosed rear porch; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a 2-story enclosed rear porch on a non-conforming 2 dwelling unit building, on premises at 2010 W. Grand Avenue, upon condition that the enclosed porch shall not be used for extra bedroom or other living space; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Blanca Herrera CAL NO.: 322-01-A

APPEARANCE FOR: Blanca Herrera MAP NO.: 14-K

APPEARANCES AGAINST: MINUTES OF MEETING:
August 17, 2001

PREMISES AFFECTED: 6236 S. Kolmar Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 16, 2001.

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

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

APPLICANT: Rosa I. Munoz **CAL NO.:** 323-01-A
APPEARANCE FOR: Rosa I. Munoz **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 3559 S. Damen Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rosa I. Munoz for Jose Jesus Munoz, owner, on May 30, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in an R4 General Residence District, on premises at 3559 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 29, 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 7,3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 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 non-conforming store and apartment building; that on November 20, 1998, the Board denied an appeal by Jose Munoz seeking the establishment of a travel agency on the 1st floor of a 2-story brick store and apartment building, at the subject site. in Cal. No. 442-98-A; that the appellant proposes to establish a full service beauty salon at the subject site; that the subject site has been zoned for residential use since the adoption of the 1942 comprehensive amendment to the zoning ordinance; that no evidence was presented to indicate that the prior business uses were ever legally established at the subject site; that under Sections 6.4-5 and 6.4-7 of the zoning ordinance the Board has no authority to permit the establishment of a business use at the subject site; that inasmuch as the area in which the subject building is located consists of residential dwelling units, the Board recommends that the appellant consider converting the non-conforming store premises to a dwelling unit; it is therefore

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

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

APPLICANT: Jean-Marc Cadrot

CAL NO.: 324-01-A

APPEARANCE FOR:

MAP NO.: 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

August 17, 2001

PREMISES AFFECTED: 1951 W. Melrose Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 19, 2001.

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

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

APPLICANT: Sally Beauty Company **CAL NO.:** 325-01-A
APPEARANCE FOR: Thomas A. Cidell **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 5916 W. Lawrence 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
JOSEPH J. SPINGOLA			X
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	X		

THE RESOLUTION:

WHEREAS, Sally Beauty Company, for Nitols Associates, owner, on May 11, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of the retail sale of beauty supplies in a store in an existing 1-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 5916 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 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 August 17, 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 proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick multi-store building; that the appellant has been located at 5910 W. Lawrence Avenue since 1982 and is now seeking to move to larger premises in the same building known as 5916 W. Lawrence Avenue; 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 its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of the retail sale of beauty supplies in a store in an existing 1-story brick multi-store building, on premises at 5926 W. Lawrence Avenue, 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: National Italian American Sports Hall of Fame, Inc. **CAL NO.:** 326-01-S

PEARANCE FOR: James J. Banks, George Randazzo **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 17, 2001

PREMISES AFFECTED: 1459 W. Filmore Street/1109 S. Laflin 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 33 private passenger automobiles on leased premises* to fulfill the off-street parking requirement for a proposed museum to be located at 1429 W. Taylor Street, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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 proposed off-site parking for the aforesaid sports museum shall be used on a shared basis with the accessory parking use of Hawkeye's Bar and Grill located at 1458 W. Taylor Street in accordance with the terms of the lease commencing on August 1, 2001 and ending on July 31, 2006, with an option to renew for an additional 5 years;

*Amended

(Additional conditions follow on page 42a.)

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

MINUTES OF MEETING

August 17, 2001

Cal. No. 326-01-S

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

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 fencing and landscaping shall be installed in compliance with applicable provisions of the Chicago Landscape Ordinance;

That striping and lighting shall be provided;

That ingress and egress shall be from S. Laflin Street; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the public alley abutting the site to the south;

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: National Italian American Sports Hall of Fame, Inc. **CAL NO.:** 327-01-Z

PEARANCE FOR: James J. Banks, George Randazzo **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** August 17, 2001

PREMISES AFFECTED: 1459 W. Filmore Street/1109 S. Laflin Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the establishment and location of an off-site accessory required parking lot with 33 spaces on leased premises to satisfy the parking requirements for a proposed museum to be located at 1429-31 W. Taylor Street, which parking lot will be located 625 feet away from the museum instead of 500 feet.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

IE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 August 17, 2001, the Zoning Board of Appeals approved, in Cal. No. 326-01-S, the establishment of an off-site parking for 33 private passenger automobiles on leased premises at 1459 W. Filmore Street/1109 S. Laflin Street to fulfill the parking requirement for a proposed museum to be located at 1429-31 W. Taylor 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: National Italian American Sports Hall of Fame, Inc.

CAL NO.: 135-01-S

PEARANCE FOR: James J. Banks, George Randazzo

MAP NO.: 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 17, 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

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 August 17, 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 off-site parking for 33 private passenger automobiles shall be located on leased property at 1459 W. Filmore Street/1109 S. Laflin Street, per the terms of the lease, as provided for in Cal. No. 326-01-S.

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

APPLICANT: Antonio and Rosario Rodriguez **CAL NO.:** 164-01-Z
APPEARANCE FOR: Gerald R. Malone, A. Rodriguez **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2220 W. Touhy Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story frame accessory building whose height will exceed the 15' limit for an accessory building located in the rear yard.

ACTION OF BOARD--

VARIATION DENIED.

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 August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 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 subject site is a 50' x 175' lot improved with a 2-story brick 2 dwelling unit building and a 1-story detached frame garage on the front of the lot and a 2-story frame detached residential building under construction located in the rear yard of the subject site; that on August 17, 2001, in Cal. No. 165- 01-A, the Zoning Board of Appeals denied the applicants' appeal to permit the erection of a detached 2-story frame building with residential use on the rear of a lot additionally improved with the aforesaid 2-story brick 2 dwelling unit building and 1-story detached frame garage on the front of the lot; finding that the proposed 2-story frame building is in violation of Sections 5.5 and 7.9-4 of the zoning ordinance; that the denial by the Zoning Board of Appeals of the of the applicants' appeal application negates the need for the height variation requested in the instant application; it is therefore

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

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

APPLICANT: Antonio and Rosario Rodriguez **CAL NO.:** 165-01-A
APPEARANCE FOR: Gerald R. Malone, A. Rodriguez **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2220 W. Touhy Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Antonio and Rosario Rodriguez, owner, on March 30, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2-story frame building with residential use on the rear of a lot additionally improved with a 2-story brick 2 dwelling unit building and a 1-story detached frame garage on the front of the lot, in an B2-2 Restricted Retail District, on premises at 2220 W. Touhy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 27, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 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 2-dwelling unit building with a 1-story detached frame garage on the front of the lot; that a detached 2-story frame building is presently under construction in the rear yard of the subject property; that the appellants seek to use the proposed 2-story frame building as recreation space on the first floor and extra storage space on the 2nd floor; that under Section 5.5 of the zoning ordinance, not more than one principal detached residential building shall be located on a zoning lot, nor shall a principal detached residential building be located on the same zoning lot with any other principal building; that under Section 7.9-4 of the zoning ordinance, a rear yard shall be provided along every rear lot line and shall not be less in depth than 30 feet; that under Sections 5.5 and 7.9-4 of the zoning ordinance the Board has no authority to permit the erection of the proposed 2-story frame building in the rear yard of the subject property; 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: ZW Development, Inc. **CAL NO.:** 220-01-S
APPEARANCE FOR: Richard Kruse **MAP NO.:** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2001
PREMISES AFFECTED: 2700-02 W. Belden Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 2-story 31 space parking garage to satisfy the off-street parking requirement for a proposed conversion of an existing commercial building to 57 dwelling units located at 2650 W. Belden in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 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 existing water tank on the subject site shall be removed;

That the final site plan and garage elevation drawings shall comply with the standards of Section 11.11A-4 (Parking Garages) of the Chicago Zoning Ordinance.

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

APPLICANT: David Diaz **CAL NO.:** 230-01-S

APPEARANCE FOR: James J. Banks, David Diaz **MAP NO.:** 3-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001

PREMISES AFFECTED: 3537 W. North Avenue

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 14, 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 all queing, parking, cleaning and detailing of automobiles shall be done within the existing building.

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

APPLICANT: Hung Kit Ng **CAL NO.:** 238-01-A
APPEARANCE FOR: Hung Kit Ng **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001
PREMISES AFFECTED: 3319 N. Claremont Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED ON
MOTION OF THE BOARD.TO
SEPTEMBER 21, 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: Gladys R. Wilson and Assoc. **CAL NO.:** 240-01-A

APPEARANCE FOR: Lawrence Gordon **MAP NO.:** 9-N

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001

PREMISES AFFECTED: 3439 N. Harlem 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.

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		

MINUTES OF MEETING

August 17, 2001

Cal. No. 254-00-Z

Thomas S. Moore, for Duk He Rhee, applicant, presented a written request for an extension of time in which to obtain the necessary building permits and commence construction of a 4-story 3 dwelling unit building with a restaurant on the ground floor, whose rear yard will be 15' instead of 30', on premises at 3235 N. Ashland Avenue, approved by the Zoning Board of Appeals on August 18, 2000, in Cal. No. 254-00-Z.

Mr. Moore stated that his client had experienced difficulty in obtaining an architect and contractor but that she now has final plans, hired a contractor and expects to obtain permits and start construction soon.

Vice Chairman Martin moved that the request be granted and the time for obtaining building permits and commencing construction be extended to August 18, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 2001

Cal. No. 232-00-S

Katriina S. McGuire, for Third Dunkin' Donuts Realty, Inc., applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the establishment of a drive-through facility in conjunction in a Dunkin' Donut bakery and Baskin Robbins/Togo Restaurant in a proposed 1-story 3,420 sq. ft. building on a site also improved with other retail uses in a shopping center, premises at 7580 N. Western Avenue, approved by the Zoning Board of Appeals on July 21, 2000 in Cal. No. 232-00-S.

Ms. McGuire stated that her client has been diligently pursuing building permits in order to make the necessary improvements, but, to date, such building permits have not been issued.

Vice Chairman Martin moved that the request be granted and that the time for obtaining the necessary building permits be extended to July 21, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 2001

Cal. No. 193-00-S

Katriina McGuire, for Erin Properties Corp., applicant, presented a written request for an extension of time in which to establish an off-site parking space in an existing garage located in a store and 32 dwelling unit building containing 33 parking spaces, on premises at 3260 N. Clark Street, to satisfy the off-street parking requirement for Unit B of a 6-dwelling unit residential building located at 3215 N. Wilton Avenue, approved by the Zoning Board of Appeals on June 16, 2000, in Cal. No. 193-00-S.

Ms. McGuire stated in her request that "the applicant has diligently been pursuing building permits order to make the necessary improvements, but, that to date, such permits have not been issued."

The Zoning Board of Appeals reiterates the conditions set forth in the resolution issued in the aforesaid case which states that "that the parking space located at the subject site (3260 N. Clark Street) shall be **designated by name plate as reserved parking** for the tenant of Unit B located in the residential building at 3215 N. Wilton Avenue" and "**that a restrictive covenant shall be filed with the Recorder of Deeds of Cook County, Illinois** limiting the use of the subject parking space located at 3260 N. Clark Street as the required off-street parking for Unit B located in the residential building at 3125 N. Wilton Avenue and which instrument shall prohibit the separation of said parking space at 3260 N. Clark Street from the use of said Unit B at 3215 N. Wilton Avenue."

Vice Chairman Martin moved that the time for the purpose of designating the subject parking space by name plate as reserved parking for the tenant of Unit B located in the residential building at 3215 N. Wilton Avenue, and the recording of a restrictive covenant with the Recorder of Deeds of Cook County, Illinois limiting the use of the subject parking space located at 3260 N. Clark Street as the required off-street parking for the said Unit B located in the residential building at 3125 N. Wilton Avenue, be extended to June 16, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 2001

Cal. Nos. 308-00-S and 309-00-Z

James J. Banks, for Danny Michael, applicant and owner, presented a written request for an extension of time in which to obtain necessary permits for the establishment of residential use below the 2nd floor in a proposed 5-story 40-dwelling unit building with parking on the lower level and exterior of the building; and for the erection of the aforesaid 5-story 40-dwelling unit building, with a front yard of 4' instead of 15', a rear yard of 20' instead of 30', and a north side yard of 12' instead of 15', on premises at 2850 W. Irving Park Road, approved by the Zoning Board of Appeals on September 15, 2000, in Cal. Nos. 308-00-S and 309-00-Z, respectively.

Mr. Banks stated that his client has brought in a Joint Venture Partner and is currently finalizing his plans for construction and securing financing for this residential project.

Vice Chairman Martin moved that the request be granted and that the time for obtaining necessary permits be extended to September 15, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 2001

Cal. Nos. 276-00-S and 277-00-S

James J. Banks, for Jeff Dietrich, applicant and owner, presented a written request for an extension of time in which to obtain necessary permits for the establishment of residential use below the 2nd floor of an existing 2 ½ story brick building in a proposed conversion to 14 dwelling units, on premises at 2350 N. Kedzie Boulevard; and for the establishment of an off-site parking facility in an existing 1 story brick building for 18 private passenger automobiles, on premises at 3229-31 W. Fullerton Avenue, to satisfy the parking requirement for the aforesaid proposed conversion of the building located at 2350 N. Kedzie Boulevard, approved by the Zoning Board of Appeals on August 18, 2000, in Cal. Nos. 276-00-S and 277-00-S, respectively.

Mr. Banks stated that his client is currently finalizing his plans for construction and securing his financing for the project.

Vice Chairman Martin moved that the request be granted and the time for establishing residential use below the 2nd floor of an existing 2 ½ story brick building in a proposed conversion to 14 dwelling units and for the establishment of an off-site parking facility in an existing 1-story brick building on premises at 3229-31 W. Fullerton to satisfy the parking requirement for the aforesaid conversion be extended to August 19, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 2001

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

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, September 2, 2001.

Secretary