

**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, City Hall, 2nd Floor, Friday, September 20, 2002

The following members were present for all or part of the meeting and constituted a quorum:

Joseph J. Spingola
Chairman

Brian Crowe
Demetri Konstantelos
LeRoy K. Martin, Jr.

MINUTES OF MEETING

September 20, 2002

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on August 16, 2002 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

The Board thereupon held its regular meeting.

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

APPLICANT: The Racquet Club of Chicago

CAL NO.: 326-02-Z

PEARANCE FOR:

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 1355 N. Dearborn 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 3-story private club and 2 dwelling unit building, with no side yards instead of 6' each, whose rear yard will be 10' instead of 30', and with a waiver of the one required 10' x 24' loading berth.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: The Racquet Club of Chicago

CAL NO.: 327-02-Z

APPEARANCE FOR:

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 1365 N. Dearborn 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 3-story stairway addition to an existing 6-story private club, with no south side yard instead of 10.66', and which will exceed the allowable floor area ratio.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Chuck Markopoulos **CAL NO.:** 328-02-S

PEARANCE FOR: James J. Banks, Chuck Markopoulos **MAP NO.:** 9-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 3230 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed Walgreen drug store, in a C1-2 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by A.C. Alexander, dated May 17, 2002; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Omar Gutierrez **CAL NO.:** 329-02-S

APPEARANCE FOR: Ken Barak, Omar Guitierrez **MAP NO.:** 5-H

APPEARANCES AGAINST: Joe and Mary Darnell **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 2221 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor in a 2-story brick store and apartment building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant seeks to establish a by-appointment-only private tattoo studio on the premises of an existing art gallery known as Revolution Studios; that the proposed tattoo studio would occupy a 12' x 12' portion of the art gallery; that no proof was presented to indicate that the proposed use is necessary for the public convenience at the subject site; that insufficient evidence was presented to indicate that the proposed use would not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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

APPLICANT: Gilbert & Mary Valencia **CAL NO.:** 330-02-S
APPEARANCE FOR: James J. Banks, Gilbert Valencia **MAP NO.:** 6-I
APPEARANCES AGAINST: Mary Ann Gonzalez **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 2427-29 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 an automobile laundry in a 1-story building located at the rear of a lot additionally improved with a 2 ½ story residential building on the front of the lot; in a C1-2 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 queuing, handling and washing of vehicles takes place within the proposed auto laundry building.

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

APPLICANT: Austin Bank of Chicago **CAL NO.:** 331-02-S

APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1301 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 drive through facility in conjunction with a proposed bank, 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Mayes Architects, Inc., dated September 19, 2002, that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Rayan Brothers Enterprises, Inc.

CAL NO.: 332-02-S

APPEARANCE FOR: John A. Fritchey

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 4540 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed 2-story bank, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 2002.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Nextel Communications, Inc. **CAL NO.:** 333-02-S
APPEARANCE FOR: John A. Fritchey, Drew Terry **MAP NO.:** 18-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 7115-17 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 50 foot wireless communication tower and equipment shelter, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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: Commonwealth Edison **CAL NO.:** 334-02-S

PEARANCE FOR: Jack Guthman **MAP NO.:** 1-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 369 W. Ohio Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment an expansion of an existing electric substation in a B7-5 General Central Business 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	R	e	c
	u	s	e
	d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 electric sub-station expansion shall be screened and constructed consistent with the site plan and elevation drawings prepared by Griskelis, Young, and Harrell, dated September 18, 2002; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Lake Street Lofts L.L.C. **CAL NO.:** 335-02-Z
APPEARANCE FOR: Caroline Nash, Bob Scios **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 910 W. Lake Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial Manufacturing District, the elimination of the existing one required 10' x 24' loading berth in an 6-story proposed residential and commercial building.

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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a BC3-3 Commercial Manufacturing District; that the subject site is a 150.32' x 251.82' lot improved with a 6-story brick building, originally constructed in 1886, which was converted in 1999 to 89 dwelling units with ground floor commercial space; that the testimony presented indicates that the original loading dock was removed and a ramp was constructed without permits to provide a handicapped ingress/egress facility; that no proof was presented to indicate that the elimination of the one required 10' x 24' loading berth was necessary in order to obtain a reasonable return on the subject property; that the area in which the subject site is located is a very congested area and that the elimination of the required loading berth will contribute to the existing congestion; 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: Firm Foundation Development L.L.C. **CAL NO.:** 336-02-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 7-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1853 W. Nelson 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 proposed 3-story single family residence, whose front yard will be 12'-11" instead of 20', whose east side yard will be 3'-8" instead of 7'-4", and with no west side yard instead of 7'-4".

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 2002.

	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: Thomas Fencil

CAL NO.: 337-02-Z

APPEARANCE FOR: Thomas Fencil

MAP NO.: 13-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 5118 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the enclosure of a 3-story rear porch, with no rear yard instead of 30', and the expansion of the floor area by an amount not to exceed 15% (275.5 sq .ft.) of the floor area existing in the building prior to adoption of 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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; 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: Zion Healing Temple

CAL NO.: 338-02-S

APPEARANCE FOR: Lawrence E. Kennon

MAP NO.: 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 433-37 E. 111th 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 350 seat church in an existing 1-story brick building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 15, 2002.

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: Zion Healing Temple **CAL NO.:** 339-02-S
PEARANCE FOR: Lawrence E. Kennon **MAP NO.:** 26-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 11023-32 S. Vernon 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 required parking lot, in an R4 General Residence District, to serve a church located at 433-37 E. 111th Street.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 2002.

	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: Redeeming Ministries

CAL NO.: 340-02-S

APPEARANCE FOR: Lawrence E. Kennon

MAP NO.: 16-O

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 20, 2002

PREMISES AFFECTED: 1411-47 E. 67th 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 534 seat church, daycare center and elementary school, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 2002.

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

APP	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Unistaff, Inc. **CAL NO.:** 341-02-S
PEARANCE FOR: John A. Fritchey, Christine Hernandez **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 4068 W. 26th 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 day labor employment agency in a 2-story store and apartment building, in a B5-2 General 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 there shall be no loitering by clients outside the premises on the public sidewalk.

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

APPLICANT: Light of Christ Lutheran Church **CAL NO.:** 342-02-S
APPEARANCE FOR: Caroline Nash, Rev. William E.T. Hutchinson **MAP NO.:** 17-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 20, 2002
PREMISES AFFECTED: 7045 N. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church on the 2nd floor of an existing 2-story building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIBLE			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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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: McGee's **CAL NO.:** 343-02-A

APPEARANCE FOR: Gary I. Wigoda, Tom Piazza **MAP NO.:** 5-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 950 W. Webster 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.

	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, McGee's, for Robert Shuberth, owner, on May 28, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of an existing tavern and restaurant (dining area), in a 2-story brick multi-store and apartment building, in order to increase the dining area, in a B2-2 Restricted Retail District, on premises) 950 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 28, 2002, 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 September 20, 2002; and

WHEREAS, the district maps show that the premises is located in a B2-2 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 B2-2 Restricted Retail District; that the subject site is improved with a 2-story multi-store and apartment building; that the applicant tavern/restaurant occupies a store premises at the site; that the appellant seeks to expand the restaurant portion of the business into a store front premises located next door to the existing tavern/restaurant; that the existing business holds a current liquor license for the tavern and a food service license for the restaurant; that testimony presented indicates that no additional bar or service bar is planned for the dining area expansion; 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 expansion of the existing restaurant dining area, in an existing tavern/restaurant located in a 2-story brick multi-store and apartment building, in order to increase said dining area, on premises at 950 W. Webster Avenue, upon condition that the said expansion is limited only to the existing restaurant dining area and that the existing tavern use shall not be expanded in any way; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Max Martinez CAL NO.: 344-02-A

APPEARANCE FOR: None MAP NO.: 6-I

APPEARANCES AGAINST: MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 3036 S. Albany Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

	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: Alejandro Perez

CAL NO.: 345-02-A

APPEARANCE FOR:

MAP NO.: 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 1812 N. Pulaski Road

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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: 401 N. Trumbull L.L.C.

CAL NO.: 346-02-A

APPEARANCE FOR:

MAP NO.: 1-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 402-06 N. Trumbull Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 2002.

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: James S. Surratt **CAL NO.:** 347-02-A

APPEARANCE FOR: Mark J. Kupiec, James S. Surratt **MAP NO.:** 7-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 5511 W. Diversey 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, James S. Surratt, owner, on June 25, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the substitution of a dwelling unit in lieu of a retail unit, in a 3-story store and 2 dwelling unit building, in an R3 General Residence District, on premises at 5511 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 2002, 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 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story building containing a non-conforming store and 2 dwelling units and rear garage parking; that the subject site has been zoned for residential use since the adoption of the 1923 zoning ordinance; that the change of use from a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the substitution of a dwelling unit in lieu of a retail unit, in a 3-story store and 2 dwelling unit building, for a total of 3 dwelling units, on premises at 5511 W. Diversey Avenue, upon condition that the building is brought into compliance with applicable building code requirements with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Primary Staffing Inc.

CAL NO.: 348-02-S

APPEARANCE FOR: Louis J. Prempas

MAP NO.: 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 4353 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 day labor agency, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 15, 2002.

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: Wilton Partners, Inc. **CAL NO.:** 349-02-S

APPEARANCE FOR: John J. George **MAP NO.:** 11-L

APPEARANCES AGAINST: **MINUTES OF MEETING:**

September 20, 2002

PREMISES AFFECTED: 4763-89 N. Milwaukee Avenue/5309-25 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed drug store, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 18, 2002.

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: Mama G. L.L.C. **CAL NO.:** 350-02-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 3-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 1045-47 N. Rush Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern in a proposed restaurant in a 2-story brick and glass building, in a B4-5 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 provide on-site security personnel; tht the applicant shall participate in appropriate community crime prevention programs.

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

APPLICANT: Greater Open Door Baptist Church **CAL NO.:** 351-02-Z
PEARANCE FOR: Richard C. Baker **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1301-05, 09 S. Sawyer 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 proposed church, whose rear yard will be 15' instead of 30', and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following;; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: The Church in Chicago **CAL NO.:** 352-02-S

APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1131 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 church with a community center, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 the proposed church and community center shall be located at 1019-29 S. May Street, as provided for in Cal. No. 353-02-S.

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

APPLICANT: The Church in Chicago **CAL NO.:** 353-02-S
APPEARANCE FOR: Thomas M. Pikarski **MAP NO.:** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1019-29 S. May Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of an off site accessory parking lot for the parking of 14 private passenger automobiles, in an R4 General Residence District, to serve a community center and church located at 1311 W. Taylor.

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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 September 20, 2002, the Zoning Board of Appeals approved, in Cal. No. 352-02-S, the establishment of a church with a community center to be located at 1131 W. Taylor Street; 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 paving, fencing, striping, drainage and landscaping shall be maintained;
- That the applicant shall secure a long term lease from the owner of the property, St. Ignatius College Prep, for the use of the subject site as off-site parking.

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

APPLICANT: New Birth Church of God **CAL NO.:** 354-02-S
APPEARANCE FOR: Richard C. Baker **MAP NO.:** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1501 W. 69th 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 the parking of 11 private passenger automobiles, in an R3 General Residence District, to satisfy the parking requirement for a church located at 1500 W. 69th Street.

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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; and

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

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

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

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

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

(Additional conditions follow on page 31a.)

MINUTES OF MEETING

September 20, 2002

Cal. No. 354-02-S

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

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

That ingress shall be from S. Laflin Street; that egress shall be via the alley abutting the site to the south, provided a waiver of the alley barrier requirement is obtained from the City Council; that the S. Laflin Street driveway shall be constructed in accordance with applicable ordinances;

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

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

APPLICANT: New Birth Church of God **CAL NO.:** 355-02-Z
APPEARANCE FOR: Richard C. Baker **MAP NO.:** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1501 W. 69th Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site required parking lot, whose front yard will be 16' 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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; 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 September 20, 2002, the Zoning Board of Appeals approved, in Cal. No. 353-02-S, the establishment of an off-site accessory parking lot at the subject site for the parking of 11 private passenger automobiles, to satisfy the parking requirements for a church located at 1500 W. 69th 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: Polos Cafe, Inc.

CAL NO.: 356-02-S

APPEARANCE FOR: James J. Banks

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 2434-42 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking garage, in a C2-2 General Commercial District, to satisfy the parking requirement for a public place of amusement located at 2451 N. Milwaukee Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 13, 2002.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: George Liakopoulos **CAL NO.:** 357-02-S

APPEARANCE FOR: James J. Banks, George Liakopoulos **MAP NO.:** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1548-50 N. Ashland 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 accessory off-site 1-story parking garage*, in a B4-2 Restricted Service District, to serve the restaurant located at 1601 W. North Avenue.

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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 issued.

*Amended.

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

APPLICANT: Urban Technologies Inc.

CAL NO.: 358-02-Z

APPEARANCE FOR: Langdon D. Neal

MAP NO.: 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 26 E. 14th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a four-story attached 9 single family dwelling addition to an existing 16 town home dwelling unit complex, whose front yard will be 10' instead of 20', and with no rear yard instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 18, 2002.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Katerina Carson **CAL NO.:** 359-02-S
APPEARANCE FOR: Stephanie A. Ripple, Katerina Carson **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1946 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for the parking of 7 private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the off-site parking requirement for a public place of amusement at 1920 W. Irving Park Road.

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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 applicant proposes to establish parking for 7 automobiles in a parking lot located at the subject site which is also used by a bank located at the subject site; that the dual use of the subject site was approved by the Zoning Board of Appeals on September 20, 2002, in Cal. No. 360-02-Z; 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 parking lot improvements shall be maintained continuously in conformance with Section 5.8-5; that the use of the parking lot and the bank located at the subject site shall not take place at approximately the same hours of the same days of the week

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

APPLICANT: Katerina Carson **CAL NO.:** 360-02-Z
APPEARANCE FOR: Stephanie A. Ripple, Katerina Carson **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1946 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the use of the same off-street parking facility to satisfy the parking requirements for a public place of amusement located at 1920 W. Irving Park Road and a bank at the subject site;

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; 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 September 20, 2002, the Zoning Board of Appeals, approved, in Cal. No. 361-02-S, the establishment of a public place of amusement located within 125' of a residential district, on premises at 1920 W. Irving Park Road, and the establishment of an off-site parking for the parking of 7 private passenger automobiles, at the subject site to satisfy the off-site parking requirement for a public place of amusement located at 1920 W. Irving Park Road, in Cal. No. 359-02-S; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

That the use of the parking lot by each user shall not take place at approximately the same hours of the same days of the week.

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

APPLICANT: Katerina Carson **CAL NO.:** 361-02-Z

APPEARANCE FOR: Stephanie A. Ripple, Katerina Carson **MAP NO.:** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1920 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the establishment of a public place of amusement located within 125' of a residential district.

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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; 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 public place of amusement will be a venue to provide exposure for poets, musicians, writers, etc.; that a limited food service will be provided on site; to 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 parking to satisfy the parking requirement for the aforesaid use shall be located at 1946 W. Irving Park Road as provided for in Cal. No. 359-02-S.

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

APPLICANT: Todd Michels **CAL NO.:** 362-02-Z
APPEARANCE FOR: Graham C. Grady, Todd Michels **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1045 W. Oakdale 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 3-story addition to the rear of a 3-story building, an addition at the 5th level and a 1-story breezeway, with no side yards*, and not to exceed 15% of the floor area existing in the building prior to adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS 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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; 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: Wilton Development Corp. **CAL NO.:** 363-02-S
APPEARANCE FOR: John J. George **MAP NO.:** 22-D

APPEARANCES AGAINST: **MINUTES OF MEETING:**
 September 20, 2002

PREMISES AFFECTED: 1547-59 E. 87th Street/8700-22 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed CVS pharmacy, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 proposes drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by De Stefano & Partners, dated August 26, 2002; that the final landscape plan be approved by the Department of Planning and Development.

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

APPLICANT: Wilton Development Corp. **CAL NO.:** 364-02-S
APPEARANCE FOR: John J. George **MAP NO.:** 22-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 1545 E. 87th 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 the parking of 11 private passenger automobiles to serve a proposed drug store to be located at 1547-59 E. 87th Street / 8700-22 S. Stony Island Avenue, 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 September 20, 2002, the Zoning Board of Appeals, approved, in Cal. No. 3463-02-S, the establishment of a drive-through facility in conjunction with a proposed drug store to be located at 1547-59 E. 87th Street/8700-22 S. Stony Island Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

That the parking area 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 with the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 41a.)

MINUTES OF MEETING

September 20, 2002

Cal. No. 364-02-S

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 via the alley abutting the site to the east provided a waiver of the alley barrier requirement shall be obtained from the City Council;

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: Bill Senne

CAL NO.: 365-02-S

APPEARANCE FOR: James J. Banks

MAP NO.: 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 2814-20 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 a drive-through facility in conjunction with a proposed drug store, in a C2-1 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 13, 2002.

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: Bill Senne **CAL NO.:** 366-02-S

APPEARANCE FOR: James J. Banks, Bill Senne **MAP NO.:** 5-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 2800-06 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 a drive through facility in conjunction with a proposed bank, in a C2-1 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

APPIRMATIVE	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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; 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 drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by De Stefano & Partners, dated Augsut 16, 2002; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Bill Senne **CAL NO.:** 367-02-Z

APPEARANCE FOR: James J. Banks, Bill Senne **MAP NO.:** 5-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 2016-22 N. California

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a C2-1 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 13, 2002.

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: Adam Hodgson **CAL NO.:** 368-02-Z

APPEARANCE FOR: Paul A. Kolpak, Kaaren Hodgson **MAP NO.:** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 3500 N. Seeley 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 private passenger garage whose square footage will exceed the area allowed by 48 square footage.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R3 General Residence District; that the subject site is a 25.40' x 124.00' lot improved with a 2-story with basement brick single-family dwelling with a garage at the rear of the lot; that the applicant and his wife were the general contractors who obtained a permit, #2000-927503, to erect a brick 2-story with basement single-family dwelling; that the permit did not include the construction of the subject garage; that the applicant contends that the builder went forward and constructed the 528 sq.ft. garage contrary to plans and without a valid permit; that under Section 5.6-2 of the zoning ordinance the Board has no authority to permit the erection of a private passenger vehicle garage whose square footage exceeds the area allowed by 48 square feet; 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: Rudy Acosta **CAL NO.:** 369-02-Z

APPEARANCE FOR: John A.Fritchey, Rudy Acosta **MAP NO.:** 9-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 3716 N. Lawndale Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a proposed single family residence with no north side yard instead of 8'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
	R	e	c
	c	u	s
	s	e	d
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE			
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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 3, 2002; 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: Lori Petrushkevich **CAL NO.:** 370-02-S

APPEARANCE FOR: Joseph Stone, Lori Petrushkevich **MAP NO.:** 13-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1744 W. Balmoral 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 tavern (wine bar) with food, in a B4-1 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 3, 2002; and

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

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

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

That the hours of operation shall be limited to 12 A.M., Sunday through Thursday and to 1 A.M. Friday and Saturday.

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

APPLICANT: Marianne Fabiano

CAL NO.: 165-02-Z

APPEARANCE FOR:

MAP NO.: 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 20, 2002

PREMISES AFFECTED: 2743 S. Shields 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 proposed 4-story brick and masonry 4 dwelling unit town house, whose front wall set back will be 8' instead of 10', and whose facade along south side yard will be 6' instead of 8', and whose rear yard will be no less than 3' instead of 30'.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: New Bethlehem No. 4 M.B. Church **CAL NO.:** 240-02-S

APPEARANCE FOR: **MAP NO.:** 22-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 8922-24 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot in a B4-2 Restricted Service District to serve an existing church located at 8850 S. Cottage Grove Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 2002.

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: 47th Marshfield Corporation **CAL NO.:** 244-02-S
APPEARANCE FOR: Jamal Jaber, James J. Banks **MAP NO.:** 10-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002
PREMISES AFFECTED: 4658 S. Ashland 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 accessory off-site parking lot, in a B4-3 Restricted Service District, to satisfy the parking requirement of a proposed drug store with a drive-through facility to be located at 4659 S. Marshfield Avenue

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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 3, 2002; 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 subject site shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time.

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

(Additional conditions follows on page 50a.)

MINUTES OF MEETING

September 20, 2002

Cal. No. 244-02-S

That striping and lighting shall be provided

That ingress and egress shall be from S. Ashland Avenue and W. 47th Street, provided

That the final site plan and landscape plan shall be approved by the Department of Planning and Development;

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: 47th Marshfield Corporation **CAL NO.:** 245-02-S

APPEARANCE FOR: James J. Banks, Jamal Jaber **MAP NO.:** 10-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 20, 2002

PREMISES AFFECTED: 4659 S. Marshfield Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a 1-story retail drug store, in a B4-3 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 3, 2002; 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 propose drive-through facility shall be constructed consistent with the design represented on the elevation drawings prepared by Daniel M. Tyler, dated September 19, 2002; that the final site plan and landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Perfecto Chaparro

CAL NO.: 256-02-A

APPEARANCE FOR:

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 2002

PREMISES AFFECTED: 1940 S. Carpenter Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 13, 2002.

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: Zarinelo R. and Lenette Ortega **CAL NO.:** 257-02-A
APPEARANCE FOR: Mark J. Kupiec, Zarinelo R. and Lenette Ortega **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 1604-06 W. Berwyn Avenue/5304-06 N. Ashland 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

APPROPRIATE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Zarinelo R. and Lenette Ortega, owners, on April 26, 2002, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 14 residential units in a 4-story building with insufficient lot area which building the Department of Buildings claims contains 13 dwelling units, in an R3 General Residence District, on premises at 1604-06 W. Berwyn Avenue/5304-06 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 2002, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 4-story brick apartment building; that the appellants are seeking to legalize a basement dwelling unit for a total of 14 dwelling units; that no evidence was presented to indicate that a dwelling unit in the basement was ever legally established at the subject site but that the appellant has a right to continue the occupancy of the subject building as 13 dwelling units; 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: Andy Youkhana **CAL NO.:** 282-02-S

APPEARANCE FOR: Peter Regas, Andy Youkhana **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 640-56 W. Washington Boulevard

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of 82* private passenger automobiles, in a C3-5 Commercial Manufacturing 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 31, 2002; and

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

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

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

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

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

(Additional conditions follow on page 54a.)

MINUTES OF MEETING

September 20, 2002

Cal. No. 282-02-S

That the proposed parking lot shall be enclosed by a 34" high guard rail on the north property line, a 6" high wrought iron fence on the east lot line, excepting the driveway and a 4' high wrought iron fence on the south lot line, excepting the driveway;

That striping and lighting shall be provided;

That ingress and egress shall be from driveways located on W. Washington Street and on N. Desplaines Street; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the aforesaid driveways shall be constructed in accordance with applicable ordinances;

That the hours of operation shall be limited to the hours between 6 A.M and 5 P.M., weekdays and from 6 A.M. to 1 P.M., on Saturdays

That all applicable provisions of the Chicago Landscape Ordinance shall be complied and that the final landscape plan shall be approved by the Department of Planning and Development.

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: George M. Modzelewski **CAL NO.:** 300-02-A

APPEARANCE FOR: **MAP NO.:** 3-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 1000 N. Wolcott Avenue/1910 W. Augusta Boulevard

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 18, 2002.

	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: Anthony Ruh **CAL NO.:** 304-02-Z

APPEARANCE FOR: James J. Banks, Anthony Ruh **MAP NO.:** 9-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 5401-05 W. Addison Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a proposed 3-story 8 dwelling unit building, whose north front yard will be 7'-6" instead of 15'.

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 September 20, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 31, 2002; 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 September 20, 2002, the Zoning Board of Appeals approved, in Cal. No. 305-02-S, the establishment of residential use below the 2nd floor in a proposed 3-story 8 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: Anthony Ruh **CAL NO.:** 305-02-S

APPEARANCE FOR: James J. Banks, Anthony Ruh **MAP NO.:** 9-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 5401-05 W. Addison Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 3-story 8 dwelling unit building, in a B2-2 Restricted 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 31, 2002; 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: Bronzeville Children's Museum **CAL NO.:** 316-02-S
APPEARANCE FOR: Paul Montes **MAP NO.:** 22-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 20, 2002
PREMISES AFFECTED: 9301 S. Stony Island Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 2-story Children's Museum, 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 September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 31, 2002; 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 final landscaping and elevation drawings shall be reviewed and approved by the Department of Zoning and the Department of Planning and Development.

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

APPLICANT: Labe Bank **CAL NO.:** 242-02-S

APPEARANCE FOR: Jeffrey Stahl **MAP NO.:** 11-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 20, 2002

PREMISES AFFECTED: 4323-25 N. Elston 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 the parking of 18 private passenger vehicles, in a B4-2 Restricted Service District, to serve a bank located at 4343 N. Elston Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 3, 2002; and

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

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

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

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

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

(Additional conditions follow on page 59a.)

MINUTES OF MEETING

September 20, 2002

Cal. No. 242-02-S

That ornamental fencing and landscaping shall be installed in compliance with the Chicago Landscape Ordinance;

That lighting and striping shall be provided;

That ingress shall be from N. Elston Avenue; that egress shall be via the public alley abutting the site to the northeast provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveway located on N. Elston Avenue shall be constructed in compliance with applicable ordinances;

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

MINUTES OF MEETING

September 20, 2002

Cal. No. 61-01-S

Timothy K. Hinchman, for American Chartered Bank, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a 5-lane drive-through facility in conjunction with a proposed 1,105 sq.ft. bank building, in a C3-3 Commercial-Manufacturing District, on premises at 1020 W. Randolph Street, approved by the Zoning Board of Appeals on February 16, 2001, in Cal. No. 61-01-S.

Mr. Hinchman stated that the aforesaid drive-through banking facility is to be built and utilized in conjunction with the main banking facility also under construction one block away at W. Randolph and N. Sangamon Streets. The construction team has used the drive-through facility site as a temporary staging area for materials for the construction of the main banking building during its construction. Their intention in utilizing the site in this manner was to reduce traffic congestion in the area, as well as expedite the actual construction time for both projects by allowing for materials to be received and stored in the proper sequence of installation, in lieu of finishing one trade and then stocking for the next trade, etc. The time line was also affected by delays in the issuance of the building permit for the main banking facility.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary permits be extended to February 16, 2003. The motion prevailed by yays and nays as follows:

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

MINUTES OF MEETING

September 20, 2002

Motion was made by Member Konstantelos to recess the Zoning Board of Appeals for deliberation on the matters heard; motion was seconded by Member Martin. The motion passed unanimously. The Board thereupon recessed, taking action designated on the face of the resolutions.

The Board adjourned to meet in regular meeting on Friday, October 18, 2002.

Secretary