

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

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

held in The City Council Chambers, 2nd Floor, City Hall on July 21, 2000

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

July 21, 2000

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on June 16, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

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

APPLICANT: Robert M. Panatera

CAL. NO. 207-00-Z

APPEARANCES FOR: Mark Vanecko, Robert M. Panatera

MAP NO. 6-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 636 W. 26th Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single family dwelling with attached garage whose front yard will be 3'8" instead of 7.2' and whose rear yard will be 3' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: Gary Poter **CAL. NO.** 208-00-Z
APPEARANCES FOR: James J. Banks, Jeffery Brand **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED-- 2001 S. Calumet Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 3-story addition to an existing 4-story brick building, all of which will be converted into 59 dwelling units and which will have no front yard instead of 15' and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That all water tanks located on the roof of the existing 4-story building at the subject site shall be removed.

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

APPLICANT: Carmine DiBalsamo **CAL. NO.** 209-00-Z
APPEARANCES FOR: James J. Banks, Carmine DiBalsamo **MAP NO.** 11-P
APPEARANCES AGAINST: Joseph Varco **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED-- 8624 W. Brodman Avenue

NATURE OF REQUEST-- *Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of an addition to the east side of an existing 1-story single family dwelling whose east side yard will be 1' instead of 4'.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 51'- x 115'- lot improved with a 2-story brick single-family dwelling with attached garage; that the applicant seeks to erect a 23' x 6'10 1/2" addition to the east side of the existing attached garage portion of the subject 1-story single-family dwelling; that no evidence was presented to indicate that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this R2 Single-Family Residence District; that no evidence was presented that would indicate that the plight of the owner is due to any unique circumstances; that the granting of the requested variation would negatively affect an adequate supply of light and air to the property abutting the site to the east and would alter the essential character of the locality; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Metzler/Hull Development
APPEARANCES FOR: Jack Guthman, Jay Metzler
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1903 N. Howe Street

CAL. NO. 210-00-Z

MAP NO. 5-F

MINUTES OF MEETING:
 July 21, 2000

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District under SD#19 Sub B, the erection of a 3-story single family dwelling whose front yard will be 9' instead of 15' and with no north side yard instead of 2.4'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
R	e	c
u	s	e
d		
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 July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: Patrick and Michael Daly

CAL. NO. 211-00-Z

APPEARANCES FOR: Joseph P. Gattuso, Michael Daly

MAP NO. 9-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 3741 N. Sheffield Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of a lot of record into two 25' x 120' lots, one of which is improved with a 2-story brick residence whose south side yard will be 0' instead of 2.5' to allow for an existing bay window.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: 50 E. Walton, L.L.C.

CAL. NO. 212-00-Z

APPEARANCES FOR: Thomas J. Murphy, Fred S. Latsko

MAP NO. 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 50-54 E. Walton Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-6 Central Business District, the erection of a 2-story store building with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: Emerald Avenue Church of God

CAL. NO. 213-00-Z

APPEARANCES FOR: Adolphus Hall, John Everett

MAP NO. 26-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 10505 S. Halsted Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 2-story addition to an existing 1-story brick building for a proposed church with up to 750 seats, * which addition will have a front yard of 4' 2 ^{11/16"} and off-street parking for 67 private passenger automobiles with a rear yard of 15.5' instead of 30', and no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the parking areas located north and south of the church building shall be improved with fencing, paving, and lighting; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with.

Amended at the public hearing.

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

APPLICANT: Patrick Gibbons **CAL. NO.** 214-00-Z
APPEARANCES FOR: Thomas S. Moore, Patrick Gibbons **MAP NO.** 7-G
APPEARANCES AGAINST: Allen Smith, Griswald Ware, H. Reed Harris **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED-- 1344-46 W. George 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 ½-story 8 dwelling unit apartment building with interior and detached garage spaces whose front yard will be 6' instead of 15', whose east side yard will be 2.5' and whose west side yard will be 1.25' instead of 4.8' each, and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X	.	
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R5 General Residence District; that on May 17, 2000, the City Council rezoned the subject property from R3 General Residence to R5 General Residence specifically for the proposed residential development; that the subject site is a 48.6' x 125' unimproved lot; that the applicant proposes to construct a 3 ½ story 8 dwelling unit apartment building at the site with on-site parking garage; that the proposed residential project is identical to a residential project proposed for the property at 1350-52 W. George Street to be constructed by the applicant and which is the subject of Cal. No. 215-00-Z; that although the proposed residential structures will appear to look like four 3-apartment buildings they will be connected in the rear by decks; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to construct the subject 8 dwelling units with adequate living space and provide on-site parking spaces; that a waiver of the one required 10' x 25' loading berth is due to the need to provide an on-site detached parking garage at the rear of the site; that the plight of the owner is due to the applicant's desire to build marketable dwelling units with on-site parking in compliance with community agreements; and that the 8 dwelling units, as designed, will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Patrick Gibbons **CAL. NO.** 215-00-Z
APPEARANCES FOR: Thomas S. Moore, Patrick Gibbons **MAP NO.** 7-G
APPEARANCES AGAINST: Allen Smith, Griswald Ware, H. Reed Harris **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED-- 1350-52 W. George 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 ½-story 8 dwelling unit apartment building with interior and detached garage spaces whose front yard will be 6' instead of 15', whose east side yard will be 1.25', with a west side yard of .66' instead of 4.8' each, and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R5 General Residence District; that on May 17, 2000, the City Council rezoned the subject property from R3 General Residence to R5 General Residence specifically for the proposed residential development; that the subject site is a 48.6' x 125' unimproved lot; that the applicant proposes to construct a 3 ½ story 8 dwelling unit apartment building at the site with on-site parking garage; that the proposed residential project is identical to a residential project for the property at 1344-46 W. George Street to be constructed by the applicant, and which was approved by the Board on July 21, 2000, in Cal. No. 214-00-Z; that although the proposed residential structures will appear to look like four 3-apartment buildings they will be connected in the rear by decks; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to construct the subject 8 dwelling units with adequate living space and provide onsite parking spaces; that a waiver of the one required 10' x 25' loading berth is necessary to allow an on-site detached parking garage at the rear of the site; that the plight of the owner is due to the applicant's desire to build marketable dwelling units with on-site parking in compliance with community agreements; and that the 8 dwelling units, as designed, will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: David Wallach

CAL. NO. 216-00-Z

APPEARANCES FOR: James J. Banks, David Wallach

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 1001 W. Madison Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 7-story multi-store and 90 dwelling unit building, with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: M. J. Wencel, Jr. **CAL. NO.** 217-00-S
APPEARANCES FOR: Maureen Pikarski, M.J. Wencel, Jr. **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1939-43 N. Damen Avenue July 21, 2000

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: M.J. Wencel, Jr.

CAL. NO. 218-00-Z

APPEARANCES FOR: Maureen Pikarski, M.J. Wencel, Jr.

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 1939-43 N. Damen Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6 dwelling unit condominium building whose front yard will be 8' instead of 15', and whose north and south side yards will be 2.4' each instead of 4.6' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on July 21, 2000, the Board approved, in Cal. No. 216-00-S, the establishment of residential use below the 2nd floor in a proposed 4-story 6 dwelling unit condominium building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Mark Church **CAL. NO.** 219-00-Z

APPEARANCES FOR: James J. Banks, Mark Church **MAP NO.** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000

PREMISES AFFECTED-- 1131 W. Patterson Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence SD# 5, the erection of a 3-story single family dwelling, whose front yard will be 8' instead of 15', whose west side yard will be .5' instead of 2.5', and whose rear yard will be 24.42' instead of 37.8'

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: Tom Hartnett

CAL. NO. 220-00-Z

APPEARANCES FOR: James J. Banks

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 2316 W. Moffat Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence, the erection of a 4-story 3 dwelling unit apartment building, whose front yard will be 1.0' instead of 10.56', whose south side yard will be 3.03', whose north side yard of .50' instead of 3.55' each, and whose rear yard will be 25' instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Ted Zeglen CAL. NO. 221-00-Z
APPEARANCES FOR: James J. Banks, Ted Zeglen MAP NO. 9-0
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED-- 3152-54 N. Oleander Avenue July 21, 2000

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 11 dwelling unit condominium building on a reverse corner lot, whose front yard will be 4.5' instead of 9', and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the 2' north side yard shall be retained.

*Amended at the public hearing.

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

APPLICANT: Commonwealth Edison

CAL. NO. 222-00-S

APPEARANCES FOR: Jack Guthman

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 121 N. Dearborn Street

July 21, 2000

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing Commonwealth Edison electric substation facility consisting of two 1-story additions to the existing building, in a B7-7 General Central Business District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 15, 2000.

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

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

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

APPLICANT: Walgreen Drug Store

CAL. NO. 223-00-S

APPEARANCES FOR: Langdon D. Neal

MAP NO. 24-C

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 2001 E. 95th 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-thru facility in conjunction with the erection of a 15,120 sq. ft. Walgreen retail store to replace an existing facility, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the proposed drive-through facility and Walgreen retail store shall be constructed consistent with the site plan prepared by Arcline Associates, Ltd. , dated April 24, 2000 and elevations prepared by Arcline Associates, Ltd., dated February 14, 2000; that landscaping shall be installed consistent with the landscaping plan prepared by Arcline Associates, Ltd., dated July 18, 2000.

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

APPLICANT: Walgreen Drug Store

CAL. NO. 224-00-Z

APPEARANCES FOR: Langdon D. Neal

MAP NO. 24-C

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 2001 E. 95th Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 15,120 sq. ft. Walgreen retail store with provisions for one instead of two required 10' x 25' loading berths.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on July 21, 2000, the Board approved, in Cal. No. 223-00-S, the establishment of a drive-through facility in conjunction with the erection of a 15,120 sq.ft. Walgreen retail drug store to replace an existing facility, 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; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Lincoln Park Savings Bank

CAL. NO. 225-00-S

APPEARANCES FOR: Katriina McGuire, Ed Kane

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 2139 W. Irving Park Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a walk-up banking facility in a proposed one story masonry building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the proposed drive-through facility and 1-story bank building shall be constructed consistent with the site plan and elevation drawings prepared by the Hezner Corporation, dated March 31, 2000 and shall install landscaping consistent with the landscaping plan prepared by David R. McCallum Associations, Inc., dated march 31, 2000.

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

APPLICANT: Labor Ready Midwest, Inc.

CAL. NO. 226-00-S

APPEARANCES FOR:

MAP NO. 18-B

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 2660 E. 79th 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 laborer employment facility in an existing 1-story strip shopping center, in an B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Concerned Citizens, Inc.

CAL. NO. 227-00-S

APPEARANCES FOR: James J. Banks

MAP NO. 1-M

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 321 N. Mason 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 transitional residence for homeless women and their children in an existing 2-story brick with basement 2 dwelling unit building, in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 15, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Ray Breault

CAL. NO. 228-00-S

APPEARANCES FOR: Jeffrey M. Lerner, Ray Breault

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 3619 N. Damen Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 3-story with basement 3 condominium dwelling unit building, in a B1-2 Local Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT: Walgreens CAL. NO. 229-00-S
APPEARANCES FOR: James J. Banks, John McLinden MAP NO. 12-J
APPEARANCES AGAINST: Helen Mazurczyk MINUTES OF MEETING
PREMISES AFFECTED-- 4701-11 S. Pulaski Road* July 21, 2000

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 Walgreen retail store in a proposed 21,500 sq. ft. building, in a B5-1 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B5-1 General Commercial District; that the subject site is a 36,926 sq. ft. unimproved lot; that the applicant proposes to establish at the subject site a drive-through facility in conjunction with a Walgreen retail drug store; that the proposed drive-through facility provides a convenient way for senior citizens, handicapped persons and families with young children to obtain prescriptions; that the proposed use is necessary for the public convenience at this location to provide a necessary service in today's retail business market; 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 be compatible with existing business improvements on S. Pulaski Road and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

Amended
(Additional conditions follow on page 25a.)

MINUTES OF MEETING

July 21, 2000

Cal. No. 229-00-S

That the proposed drive-through facility and retail drug store shall be constructed consistent with the site plan and elevation drawings prepared by Hirsch Associates, dated July 17, 2000;

That a 6 feet high decorative solid wood screening fence shall be provided on the south property line abutting adjacent residential property; that all other fencing and landscaping shall be installed consistent with the landscape plan prepared by Hirsch Associates, dated July 20, 2000;

That delivery truck ingress and egress shall be limited to the 47th Street and S. Pulaski Road driveways;

That it shall be the responsibility of the applicant to improve and maintain the property continuously under the conditions hereby established under this order.

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

APPLICANT: Walgreens Co. **CAL. NO.** 230-00-S
APPEARANCES FOR: C. John Anderson, Faysal Mohammed **MAP NO.** 8-I
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 3746-3800 S. Western Avenue July 21, 2000

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 1-story 15,772 sq. ft. Walgreen retail store, in an M2-2 General Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the proposed drive-through facility and restaurant shall be constructed consistent with the site plan prepared by Hirsch Associates, dated July 20, 2000 and with the elevation drawings prepared by Hirsch Associates, dated July 18, 2000;

(Additional conditions follow on page 26a.)

MINUTES OF MEETING

July 21, 2000

Cal. No. 230-00-S

That landscaping and fencing shall be installed consistent with the landscape plan prepared by Hirsch Associates, dated July 20, 2000.

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

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

APPLICANT: McDonald's Corporation CAL. NO. 231-00-S
APPEARANCES FOR: Amy C. Kurson, Richard Neubauer MAP NO. 18-I
APPEARANCES AGAINST: None MINUTES OF MEETING
July 21, 2000
PREMISES AFFECTED-- 7832 S. Western Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1-story McDonald's restaurant to replace an existing facility, in a B5-2 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the proposed drive-through facility and restaurant shall be constructed consistent with the site plan prepared by McDonald's Corporation, dated July 20, 2000 and elevation drawings prepared by McDonald's Corporation, dated March 31, 2000; that landscaping and fencing shall be installed consistent with the landscape plan prepared by Dahl Landscaping, dated June 2, 2000;

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

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

APPLICANT: Third Dunkin' Donuts Realty, Inc. CAL. NO. 232-00-S
APPEARANCES FOR: Katriina S. McGuire MAP NO. 19-I
APPEARANCES AGAINST: None MINUTES OF MEETING
PREMISES AFFECTED-- 7580 N. Western Avenue July 21, 2000

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 Dunkin' Donut bakery and Baskin Robbins/Togo Restaurant in a proposed 1-story 3,420 sq. ft. building on a site also improved with other retail uses in a shopping center, in a B5-2 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

That the proposed drive-through facility and restaurant shall be constructed consistent with the site plan prepared by Sarfatty Associates, Ltd., dated March 31, 2000, and elevation drawings prepared by Sarfatty Associates, dated July 20, 2000; that landscaping and fencing shall be installed consistent with the landscape plan prepared by Sarfatty Associates, Ltd., dated July 20, 2000.

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

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

APPLICANT: Auto-tire Center, Inc.

CAL. NO. 233-00-S

APPEARANCES FOR: Stacey Rubin Silver

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 1722-24 W. Pratt Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 14 private passenger automobiles, in a C2-2 General Commercial District, to serve the off-street parking needs of Auto-tire Center, Ltd. located at 1712-14 W. Pratt Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 15, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Jackson Park Limited Partnership **CAL. NO.** 234-00-S
APPEARANCES FOR: Danielle Sveska, Rich Klawiter, Peter Levavi **MAP NO.** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 July 21, 2000
PREMISES AFFECTED-- 7015 S. East End Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 22 private passenger automobiles, in an R4 General Residence District, to serve the off-street parking needs of two existing 3-story apartment buildings located at 7010-12 and 7016-18 S. Cregier Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

(Additional conditions follow on page 30a.)

MINUTES OF MEETING

July 21, 2000

Cal. No. 234-00-S

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

That 6 feet high decorative solid wood fencing shall be provided on the north and south lot lines to screen the parking lot from abutting residential properties; that decorative wrought-iron type metal fencing shall be provided on the west lot line, excepting the driveway; that fencing shall be provided on the east line in addition to the 3'6" wide access gate indicated on plans submitted, dated May 10, 2000;

That striping shall be provided; that lighting shall be provided which reflects away from abutting residential properties to the north and south;

That ingress and egress shall be via S. East End Avenue; that the alley abutting the site to the east shall not be used for ingress or egress; that the driveway on S. East End Avenue shall be constructed in conformance with applicable ordinances;

That landscaping shall be provided as illustrated on the plans prepared by Synthesis Architecture & Design, dated May 10, 2000;

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

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

APPLICANT: Michelle Rybka

CAL. NO. 235-00-S

APPEARANCES FOR: Michelle Rybka

MAP NO. 20-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 8356 S. Pulaski Road

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with an existing tattoo parlor in a 1-story multi-store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 18, 1998, the Board approved, in Cal. No. 329-98-S, the establishment by the applicant in the instant case of a tattoo parlor in a store at the subject site; that the proposed use is necessary for the public convenience at this location; that the proposed body piercing facility 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: Jade Dragon Tattoo, Inc. **CAL. NO.** 236-00-S

APPEARANCES FOR: Alan Barnholtz, Joseph A. Scapin **MAP NO.** 7-L

APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 21, 2000

PREMISES AFFECTED-- 5331 W. Belmont 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 body piercing facility in conjunction with an existing tattoo parlor in a 1-story multi-store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

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

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

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

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

APPLICANT:	Gabino Arteaga	CAL. NO. 237-00-S
APPEARANCES FOR:	James J. Banks, Gabino Arteaga	MAP NO. 7-1
APPEARANCES AGAINST:	J. Scott Turner, et al.	MINUTES OF MEETING July 21, 2000
PREMISES AFFECTED--	3060 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 a hand car wash and a retail cellular phone sales facility, in an existing 1-story brick building, in a C2-1 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C2-1 General Commercial District; that the subject site is a 7,745.6 sq.ft. irregular shaped lot improved with a 1-story former auto repair garage; that the applicant proposes to establish a hand car wash including detailing and a retail cellular phone sales business at the subject site; that approximately 6 persons will be employed at the site; that the hours of operation will be limited to the hours between 8 A.M. and 8 P.M. during the summer/spring months and between 10 A.M. and 7 P.M. during the winter/fall months; that the proposed use is necessary for the public convenience at this location to provide a necessary service to the public; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed uses to be operated under the conditions hereinafter set forth; and that the use of the former auto repair garage for a hand car wash and cellular phone sales office will be compatible with existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the hours of operation for the car wash shall be limited to the hours between 8 A.M. and 6 P.M. during the summer/spring months and between 10 A.M. and 6 P.M., during the winter/fall months, Monday to Saturday. No Sundays.

(Additional conditions follow on page 33a.)

MINUTES OF MEETING

July 21, 2000

Cal. No. 237-00-S

That all automobile queuing and parking of automobiles shall occur completely within the building at the subject site;

That a sign shall be posted in the front of the subject building asking patrons to be courteous and refrain from playing car or boom box radios at top volume;

That a flashing warning light with an arm shall be installed to warn pedestrian and vehicular traffic when an automobile is exiting the subject car wash facility.

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

APPLICANT: Gustavo E. Torres **CAL. NO.** 238-00-A
APPEARANCES FOR: Richard E. Zulkey, Gustavo E. Torres **MAP NO.** 9-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED- 5135 W. Roscoe Street
SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Gustavo E. Torres, owner, on April 28, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 dwelling units in an existing 2-story with basement brick apartment building, in an R3 General Residence District, on premises at 5135 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 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 July 21, 2000; 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 2-story with basement brick apartment building built in 1928; that the appellant purchased the building in 1977 as a 3 dwelling unit building and is now seeking to legalize a basement dwelling unit; that no evidence was presented to indicate that a city permit was ever issued for the establishment of the basement dwelling unit; that the appellant has a right to continue the occupancy of the building as two 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: Janusz Slanowski

CAL. NO. 239-00-A

APPEARANCES FOR: Richard E. Zulkey

MAP NO. 17-N

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED- 6546 N. Sayre Avenue

SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 15, 2000.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Warren Karas **CAL. NO.** 240-00-A
APPEARANCES FOR: Brenda J. Willis **MAP NO.** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED- 1612 N. Sedgwick Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Keith O. Devers **CAL. NO.** 241-00-A

PEARANCES FOR: Keith O. Devers **MAP NO.** 28-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000

PREMISES AFFECTED- 11856 S. Western Avenue

SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Keith O. Devers, for Minding Our Business, owner, on April 28, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a silk screening and embroidery business in an existing 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 11856 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 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 July 21, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick store building; that the appellant seeks to establish a custom embroidery business at the subject site; that testimony presented indicates that no silk screening work is done on the premises and that all orders for such work are sent out to be done elsewhere; that the embroidery work is performed by two persons using state-of-the art embroidery machines; that the subject premises has been previously occupied by business uses; that the change of use to an embroidery business with contract silk screening is a proper substitution of use under Section 6.4-7; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a silk screening and embroidery business in an existing 1-story brick store building, on premises at 11856 S. Western Avenue, upon condition that no silk screening operations shall be performed on the premises; that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Monday through Friday and from 10 A.M. to 5 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elzbieta Sokolowski **CAL. NO.** 242-00-A
APPEARANCES FOR: Elzbieta Sokolowski **MAP NO.** 17-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 21, 2000
PREMISES AFFECTED- 6450 N. Milwaukee Avenue
SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

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

THE RESOLUTION:

WHEREAS, Elzbieta Sokolowski, for Eulalia Lach, owner, on May 5, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a driving school with no on-site parking in an existing 3-story store and apartment building, in a B4-1 Restricted Service District, on premises at 6450 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 3-story store and apartment building; that the appellant seeks to establish a driving school at the subject site for classroom and behind-the-wheel driver education; that two automobiles will be used in the behind-the-wheel instruction; that although there is garage parking at the rear of the site, the testimony presented indicates that the two automobiles used in the driver training instruction belong to the appellant who keeps them on her home property and that the school's clients are picked up for instruction and dropped off afterwards; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a driving school in an existing 3-story store and apartment building, on premises at 6450 N. Milwaukee Avenue, upon condition that the hours of operation shall be limited to the hours between 12 Noon and 3 P.M., Tuesday and Thursday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Demetria McCann **CAL. NO.** 243-00-A
APPEARANCES FOR: Demetria McCann **MAP NO.** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED- 2238 E. 73rd Street
SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

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

THE RESOLUTION:

WHEREAS, Demetria McCann, for Herdie Sykes, owner, on May 30, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a computer school in an existing 1-story multi-store building, in a B1-1 Local Retail District, on premises at 2238 E. 73rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 30, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000; and

WHEREAS, the district maps show that the premises is located in a B1-1 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-1 Local Retail District; that the subject site is improved with a 1-story multi-story building; that the appellant proposes to establish a computer school in a store at the subject site offering basic computer classes for adults and school children; that the subject store has been previously occupied by business uses, the last use having been a food store; that the change of use to a computer school offering basic computer classes is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a computer school in an existing 1-story multi-store building, on premises at 2238 E. 73rd Street; upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6:30 P., Monday through Friday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Original Party Shop, Inc. **CAL. NO.** 244-00-A
APPEARANCES FOR: James R. Couch, Lee C. Smith **MAP NO.** 18-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 21, 2000
PREMISES AFFECTED- 410-12 E. 75th Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Original Party Shop, Inc., for Lee C. Smith, owner, on May 12, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment and continuation of a packaged goods liquor store in an existing 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 410-12 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that on September 1, 1999, the City Council rezoned the subject site from B4-1 Restricted Service to B2-1 Restricted Retail zoning; that evidence presented indicates that the subject packaged goods liquor store is the exact same business that previously was known as The Party Shop, Inc., a/k/a Party Shops Corp. which operated a packaged goods store at the site since January 1, 1972; that the articles of incorporation for Party Shops Corp. were dissolved in 1993 for failure to file an annual report; that this fact was unknown until October, 1998, when the operators and owners of the premises, Lee and Catherine Smith reincorporated under the name of The Original Party Shop, Inc.; that licensing requirements have caused the case to be filed; that although a new liquor license is pending, the company is the same that has continuously operated at the site since 1972; 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

MINUTES OF MEETING

July 21, 2000

Cal. No. 244-00-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment and continued operation of a packaged goods liquor store in an existing 1-story brick store building, on premises at 410-12 E. 75th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Assitan Diakite **CAL. NO.** 245-00-A
APPEARANCES FOR: Jerry Statza, Assitan Diakite **MAP NO.** 20-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED- 1737 W. 79th Street
SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Assitan Diakite, for John McCann, owner, on May 18, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor (hair braiding only) in an existing 3-story multi-store and apartment building, in a B2-1 Restricted Retail District, on premises at 1737 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 July 21, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that on May 26, 1970, the subject site was rezoned by the City Council from a B4-2 Restricted Service District to a B2-1 Restricted Retail District; that the subject site is improved with a 3-story multi-store and apartment building occupied by a shoe repair business, a church and the subject store premises; that the business space in the building was originally occupied by a tavern which was later divided into store premises; that the appellant seeks to establish a beauty parlor at the subject site offering African hair braiding services only; that the change of use from a tavern to a hair braiding salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor for hair braiding only in an existing 3-story multi-store and apartment building, on premises at 1737 W. 79th Street, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 6 P.M., Tuesday through Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Benigno Vallesillos **CAL. NO.** 246-00-A

APPEARANCES FOR: Alma Santilanes, Benigno Vallesillos **MAP NO.** 11-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000

PREMISES AFFECTED- 4132 N. Bernard Street

SUBJECT- 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
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Benigno Vallesillos, owner, on May 11, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 dwelling units in an existing 1-½ story with basement residential building, in an R3 General Residence District, on premises at 4132 N. Bernard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 2000, reads:
“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3, 7.12-1(4).”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000; 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 1-½ story with basement frame residential building built approximately 1918; that the appellant seeks to legalize 3 dwelling units in the existing building; that no evidence was presented to indicate that a building permit was legally issued for 3 dwelling unit at the subject site; that the appellant has right to continue the occupancy of the building as 2 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: Jeffery M. Yaki **CAL. NO.** 247-00-A
PEARANCES FOR: Jeffery M. Yaki **MAP NO.** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED- 1708-10 W. Winnemac Avenue
SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Jeffery M. Yaki, owner, on May 18, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in an existing 2-story frame building in lieu of 2 dwelling units and a store, in an R3 General Residence District, on premises at 1708-10 W. Winnemac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame residential building; that on January 17, 1997, the Zoning Board of Appeals denied an appeal, in Cal. No. 26-97-A, seeking certification of the use of a 2-story frame building as 4 dwelling units, at the subject site; that the evidence presented in Cal. No. 26-97-A indicated that there were 2 dwelling units only in the subject building prior to the down zoning of the site from R4 to R3 General Residence on July 10, 1996; that the appellant in that case had a right to 2 dwelling units and a 3rd dwelling unit in lieu of the non-conforming store that existed in the building under the R3 residential zoning but that the Zoning Board of Appeals had no authority to permit the establishment of a 4th dwelling unit at the subject site; that no evidence was presented to indicate that the circumstances in the instant case are different than in the previous case; that the Board affirms its decision that it has no authority to permit the establishment of a 4th dwelling unit in the building at the subject site; it is therefore

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

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

APPLICANT: Midwest Psychic Institute **CAL. NO.** 41-00-S
APPEARANCES FOR: Thomas Flannigan, Kenneth Jones **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 21, 2000
PREMISES AFFECTED-- 3340 N. Clark Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a school (psychic institute) in an existing 3-story brick building, in a B5-3 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a B5-3 General Service District; that the subject site is improved with a 3-story brick office and retail use building; that the applicant provides workshops, seminars and classes with the goal of teaching students how to develop their psychic abilities and enhance their health, happiness and well-being, reduce stress; that the applicant does not train students to be what are generally thought of as "psychics" or fortune tellers; that classes are generally held in the evening hours and occasionally on Sundays ; that classes number 8 to 10 students; 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: Larry Cohen

CAL. NO. 70-00-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 4315-21 W. North Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop on the 1st floor of an existing 2-story multi-store building, in a B5-1 General Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Flash Auto Wreckers, Ltd.

CAL. NO. 150-00-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 5036 W. Lake 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 junk yard, in an M2-1 General Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Fausto & Josefina Calderon

CAL. NO. 151-00-Z

APPEARANCES FOR: Leslie Ann Jones, Fausto Calderon

MAP NO. 6-J

APPEARANCES AGAINST: Abel Lopez, et al.

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 2759 S. Pulaski 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 location of a public place of amusement in conjunction with an existing 1-story tavern located within 125' of an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building occupied by a tavern; that on April 16, 1987, the Board granted the applicant's variation application to permit a previously erected one-story restaurant building, at the subject site, with no front yard instead of 20 feet and no north side yard instead of 2 ½ feet, said transitional yards required when adjoining a Residence District, that the testimony presented in Cal. No. 69-87 is hereby made part of the record in this case; that testimony presented indicates that the subject property has been occupied by a restaurant and tavern operated by the applicant for nearly 20 years; that since 1987 the business operation at the subject site has been as a public place of amusement, i.e., live entertainment with a cover charge, established well before the 1997 amendment to the zoning ordinance prohibiting the location of a public place of amusement within 125 feet of any R1, R2 or R3 zoning district; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that due to the small width of the subject building, the applicant would not be able to economically operate the business without the waiver of the 125 feet requirement; that the plight of the owner is due to the subject use being within 125 feet of an R3 General Residence District; and that the variation, if granted, will not alter the essential character of the locality in that there are several lots which act as a buffer between the subject property and the nearest residential improvement; it is therefore

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

MINUTES OF MEETING

July 21, 2000

Cal. No. 151-00-Z

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

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

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

APPLICANT: Fausto & Josefina Calderon **CAL. NO.** 152-00-S
APPEARANCES FOR: Leslie Ann Jones, Fausto Calderon **MAP NO.** 6-K
APPEARANCES AGAINST: Abel Lopez **MINUTES OF MEETING**
 July 21, 2000
PREMISES AFFECTED-- 2800-02 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 an off-site parking lot for up to 20 private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the off-site parking requirements for a public place of amusement located at 2759 S. Pulaski Road.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that on July 21, 2000, the Zoning Board of Appeals granted the applicant's variation application to permit the location of a public place of amusement in conjunction with an existing 1-story tavern located within 125 feet of an R3 General Residence District, on premises at 2759 W. Pulaski Road, in Cal. No. 151-00-Z; that the proposed use is necessary for the public convenience at this location to satisfy the off-site parking requirements for the aforesaid public place of amusement located at 2759 W. Pulaski Road; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use to be operated under the conditions hereinafter set forth; and that the proposed use, with landscaping and privacy fencing, will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; (Additional conditions follow on page 48a.)

MINUTES OF MEETING

July 21, 2000

Cal. No. 152-00-S

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;

That a 6 feet high decorative solid wood fence shall be provided on the west property line and on the south property line to screen the facility from adjacent residential property; that decorative wrought-iron type metal fencing shall be provided on the east and north lot lines, excepting the driveways;

That ingress and egress shall be from driveways located on W. 28th Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveways located on W. 28th Street shall be constructed in accordance with applicable ordinances;

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

That landscaping shall be installed as illustrated on the site plan prepared by Luro and Associates, dated July 20, 2000;

That attendants shall be on duty at the parking lot during all hours it is open serving the principal place of amusement use;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in a proper manner and 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: Fausto & Josefina Calderon **CAL. NO.** 153-00-Z
APPEARANCES FOR: Leslie Ann Jones, Fausto Calderon **MAP NO.** 6-K
APPEARANCES AGAINST: Abel Lopez, et al. **MINUTES OF MEETING:**
July 21, 2000
PREMISES AFFECTED-- 2800-02 S. Pulaski 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 an off-site parking lot to serve the proposed public place of amusement located at 2759 S. Pulaski Road, whose transitional front yard will be 7' instead of 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 7, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in a B4-2 Restricted Service District; that on July 21, 2000, the Zoning Board of Appeals approved, in Cal. No. 152-00-S, the establishment of an off-site parking lot for up to 20 private passenger automobiles at the subject site to satisfy the off-site parking requirements for a public place of amusement located at 2759 S. Pulaski Road; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variation requested is necessary to fully maximize the use of the subject site for off-street parking spaces; that the plight of the owner is due to the necessity of providing a 20 feet transitional front yard under the zoning ordinance; and that the variation, if granted, will help alleviate parking congestion in the neighborhood and will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Radha K. and Indira D. Nair

CAL. NO. 156-00-S

APPEARANCES FOR:

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 5218-24 N. Northwest Highway

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 1-story Burger King Restaurant on a lot also improved with a 1-story multi-store building and 48 on site parking spaces, in an M1-2 Restricted Manufacturing.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 15, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Eric Williams

CAL. NO. 157-00-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
July 21, 2000

PREMISES AFFECTED-- 1410 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 body piercing facility in conjunction with an existing jewelry store in a 2-story brick building, in a B5-3 General Service District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 20, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: State and Division L.L.C.

CAL. NO. 173-00-Z

APPEARANCES FOR: Joseph P. Gattuso

MAP NO. 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 21, 2000

PREMISES AFFECTED-- 1163-69 N. State Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 General Retail District, a retail clothing store in an existing 2-story building, with provision for 1 instead of 2 required 10' x 25' loading berths.*

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on November 21, 1997, the Board granted the applicant's variation application to permit an existing 2-story building to be used for retail uses, with provision for one 10' x 25' loading berth instead of the two required, at the subject site; that the testimony presented in Cal. No. 402-97-Z is hereby made part of the record in this case; 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; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

MINUTES OF MEETING

July 21, 2000

Cal. Nos. 27-99-S, 28-99-Z

Cal. Nos. 29-99-S, 30-99-Z

Bobbie J. Barney for Apostolic Pentecostal Church of Morgan Park, Inc., applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an off-site parking lot for 27 private passenger automobiles, on premises at 11401-09 S. Watkins Street, to fulfill the parking requirement for a 1,200 seat church at 11401 S. Vincennes Avenue, and which parking lot will have a front yard of 11' instead of 20', approved by the Board on January 15, 1999, in Cal. Nos. 27-99-S and 28-99-Z, respectively. An additional request for an extension of time was present for the establishment of an off-site parking lot for 59 private passenger automobiles, on premises at 11339-59 S. Vincennes Avenue, to fulfill the parking requirement for the aforesaid church located at 11401 S. Vincennes Avenue, which parking lot will have front yard of 12' instead of 20', approved by the Board on January 15, 1999, in Cal. Nos. 29-99-S and 30-99-Z, respectively.

Ms. Barney stated that when applying for final permit approval it was discovered that the validity period of the resolutions granted by the Board had expired. An extension of time is requested in order that the church may now start construction of the off-site parking lots.

Chairman Spingola moved that the request be granted and the time for establishing the aforesaid off-site parking lots be extended to January 15, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 21, 2000

Cal. No. 117-99-S

Harley Fleming, for The Old Rugged Cross Missionary Baptist Church, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of a 100 seat church in an existing 1-story brick building with parking at the rear of the lot, on premises at 5505 W. Division Street, approved by the Board on July 16, 1999.

Mr. Fleming stated that the request for an extension of time is due to a delay in receiving drawings from the architect and resubmitting the drawings for corrections.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits for the establishment of the aforesaid church be extended to July 16, 2001. The motion prevailed by yeas and nays as follows: Yeas- Spingola, Crowe, Konstantelos, Martin, McCabe-Miele. Nays- None.

MINUTES OF MEETING

July 21, 2000

Cal. No. 122-99-S

Michael Burns, for Chicago Victory Church, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of an off-site parking lot for 28 private passenger automobiles, on premises at 3324-26 W. Grand Avenue, to serve a church located at 3333-69 W. Grand Avenue, approved by the Board on May 21, 1999, in Cal. No. 122-99-S.

Mr. Burns stated that a delay in establishing the off-site parking lot was due to many complications involving contractors stations within the Building Department that prevented the applicant from moving forward with the project.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to May 29, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 21, 2000

Cal. No. 152-99-S

Amrit Patel, for AJ Patel Food Services, Inc., applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of a drive-through facility in conjunction with a Dunkin' Donuts facility in a 1-story brick building, on premises at 3132 W. Devon Avenue, approved by the Board on May 21, 1999, in Cal. No. 152-99-S.

Mr. Patel stated that the requested extension of time is because of landscape review delays.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to May 21, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 21, 2000

Cal. No. 207-99-Z

Dwight M. Cleveland, for Longstreet Renovation & Development Co., applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 3-story addition to the west side at the rear of an existing 4-story 4 dwelling unit building in the conversion to a single family dwelling with no east side and west side yards instead of 1.60' each and no rear yard instead of 30', on premises at 48 E. Elm Street, granted by the Board on July 16, 1999, in Cal. No. 207-99-Z.

Mr. Cleveland stated that the delay in construction of the aforesaid 3-story addition was due to difficulties encountered in obtaining the necessary building permit.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to July 16, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 21, 2000

Cal. No. 254-99-Z

John J. Pikarski, Jr., for Edward G. Currier, applicant, presented a written request for a clarification of the resolution granted by the Board on August 20, 1999, in Cal. No. 254-99-Z, to permit the erection of a 2nd story addition to the west side of an existing 2-story 3 dwelling unit building whose front yard will be 4.45' instead of 20', with a west side yard of .41' instead of 5', and whose rear yard will be .41' at its narrowest point instead of 30', on premises at 2433 W. Winnemac Avenue.

Mr. Pikarski stated that at all times, Mr. Currier wished to have a 2-story western portion of the building parallel to the alley next west of his building, having a .41 foot west side yard for the entire two stories of the building. The Zoning Administrator contends that the applicant received a variation for the second story which would require canter levering of the second story over the first story. Mr. Pikarski stated that this was not what was sought.

Upon review of the plans submitted, Chairman Spingola stated that the variation granted by the Board applies to the entire west side of the building and **not** just to the 2nd story addition. Motion was made Chairman Spingola to approve the clarification, as stated herein, of the resolution granted by the Board in Cal. No. 254-99-Z. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 21, 2000

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, August 18, 2000.

Mariani Rest
Secretary