

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

APPLICANT: Melissa and Jim Gillespie **CAL NO.:** 328-01-Z
PEARANCE FOR: Jim Gillespie **MAP NO.:** 17-L
APPEARANCES AGAINST: John Houston **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 6611 N. Kinzua Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 1-story rear addition to a single family residence with basement, whose rear yard will be 5' instead of 30'.

ACTION OF BOARD--

VARIAION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is a 5, 296.18 sq. ft. irregular shaped lot improved with a 1 ½ story brick single-family dwelling and an old 1-car garage which is located west of the existing single-family dwelling; that the applicant proposes to erect a 1-story rear addition to the existing single-family dwelling; 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 construct an addition to provide additional living space for the applicant and his family; that the plight of the owner is due to the location of the existing single-family dwelling at the rear of this irregular shaped lot which also has a very short depth; that the proposed addition will be compatible with existing residential improvements in the area; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Shelia Donohoe & Greg Scott **CAL NO.:** 329-01-Z
APPEARANCE FOR: Scott R. Borstein, Shelia Donohoe **MAP NO.:** 7-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 21, 2001
PREMISES AFFECTED: 2848-50 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service, the erection of a 1 and 2 story addition to an existing building containing 1 dwelling unit and 1 store whose east side yard will be 3' instead of 5' and whose rear yard will be 15' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 21, 2001, the Board approved, in Cal. No. 330-01-S, the establishment of residential use below the 2nd floor in connection with a proposed addition to the expansion of a dwelling unit located on the 2nd floor of a 2-story building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Shelia Donohoe & Greg Scott **CAL NO.:** 330-01-S
PEARANCE FOR: Scott R. Borstein, Shelia Donohoe **MAP NO.:** 7-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 21, 2001
PREMISES AFFECTED: 2848-50 W. Fullerton 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 a residential use below the 2nd floor in connection with a proposed addition to the expansion of a dwelling unit located on the 2nd floor of a 2-story building in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	R e c u s e d		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times o September 5, 2001; and

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

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

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

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

APPLICANT: First Paradise M.B. Church

CAL NO.: 331-01-S

PEARANCE FOR: Clyde E. Mize, Jr.

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 21, 2001

PREMISES AFFECTED: 6736-38 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 1-story addition to an existing church in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 19, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: First Paradise M.B. Church

CAL NO.: 332-01-S

APPEARANCE FOR: Clyde E. Mize, Jr.

MAP NO.: 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 21, 2001

PREMISES AFFECTED: 6742 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot consisting of 40 parking spaces for a church located at 6736 S. Cottage Grove Avenue in a C2-2 General Commercial District in a C2-2 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 19, 2001.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Jim Sadiku **CAL NO.:** 333-01-S

PEARANCE FOR: James J. Banks, Jim Sadiku **MAP NO.:** 9-P

APPEARANCES AGAINST: Paul Franciszkowicz, Kerry Motzny et al. **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 8227 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 retail package goods liquor store in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick building previously occupied by a convenience food store; that the applicant proposes to establish a retail package goods liquor store at the subject site; that the proposed store will also sell other items such as soda pop, snacks, lottery tickets, and some grocery items; that the proposed use is necessary for the public convenience at this location to provide a service for community residents; that the proposed use will operate between the hours of 9 A.M. and 10 P.M., Monday through Saturday and from 11 A.M. to 9 P.M., Sunday and will be operated in such a manner as to insure that the public health, safety and welfare will be adequately protected; and that the proposed use is similar to the previous convenience store operation and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the hours of operation shall be limited to the hours between the 9 A.M. and 10 P.M., Monday through Saturday and from 11 A.M. and 9 P.M. Sunday.

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

APPLICANT: Metzler/Hull Development Corp. **CAL NO.:** 334-01-Z
PEARANCE FOR: Jack Guthman, Jay Metzler **MAP NO.:** 5-F
APPEARANCES AGAINST: Anver Kouliev **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1825 N. Cleveland Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #19) District, the erection of a 3-story, single family residence with basement and attached breezeway to the garage, whose front yard will be 10' instead of 15', whose north side yard will be 1' instead of 2' 6", whose south side yard will be 2' instead of 2' 6", and whose rear yard will be 21' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE		X	
BRIAN L. CROWE	R	e	c u s e d

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District (S.D. #19); that the subject site is a 24' x 123' lot presently improved with a 2 ½ story frame residential building; that the applicant proposes to erect a 3-story single-family residence with basement and connecting breezeway to the garage; that 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 yard variations requested are necessary to construct the proposed single-family dwelling with dimensions that are consistent with the character of other buildings on the block and to provide adequate living space and amenities commonly sought by homeowners in the area in which the subject site is located; that the plight of the owner is due to unique circumstances n that the subject site lot is smaller than the standard city lot and is inadequate, without the variations requested, to accommodate the style and size of homes which exist and are being built on the block and in the area; that the variations, if granted, will not alter the essential character of the locality in that the proposed single-family dwelling will be consistent with existing residential improvements on this block of N. Cleveland Avenue; 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: 3733 N. Halsted, Inc., d/b/a The North End* **CAL NO.:** 335-01-S
PEARANCE FOR: Thomas S. Moore **MAP NO.:** 9-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 3731-35 N. Broadway

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 12 leased* off-site accessory parking spaces in an existing parking lot, in a B5-2 General Service District, on premises at 3731-35 N. Broadway, for use by an existing tavern located at 3733 N. Halsted Street in order to obtain a public place of amusement license.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

That the aforesaid 12 off-site parking spaces shall be available to the applicant Monday through Friday from 3 P.M. to 3 A.M, and from 11 A.M. to 4 A.M., Saturday and Sunday. That the said 12 parking spaces shall be designated by signage as parking spaces to serve the customers of the applicant, 3733 N. Halsted, Inc., d/b/a The North End;

That the lease between Marigold Bowl and the applicant shall be valid for a period of 5 years, from November 1, 2000 to September 30, 2005.

*Amended

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

APPLICANT: Frank Mendoza

CAL NO.: 336-01-Z

PEARANCE FOR: John J. George

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 21, 2001

PREMISES AFFECTED: 1362-64 N. Dearborn Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story residential building whose north and south side yards will be zero instead of 4' each, whose front yard will be 13' 7" instead of 15', and whose rear yard will be 25' 9" instead of 30'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 16, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Alejandro Dela Cruz **CAL NO.:** 337-01-A
APPEARANCE FOR: Alejandro Dela Cruz **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 2224 W. 19th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Alejandro Dela Cruz, owner, on June 22, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2nd floor recreation room and open deck above the garage, whose height will be 20' instead of 15' and which garage will contain 758.5 sq.ft. instead of 444 sq.ft., in an R4 General Residence District, on premises at 2224 W. 19th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.6-2, 5.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 25' x 130' lot improved with a 2 ½ story brick residential building and a 2-story garage accessory building at the rear of the site; that the second story above the garage contains a recreation room, storage space and an open deck; that the 2nd floor over the garage was constructed without a building permit; that the said garage building contains 758.8 sq.ft.; that Section 5.6-2 of the zoning ordinance states that no detached accessory building or buildings shall occupy more than 60 per cent of the area of a required rear yard, except that a garage accessory building on a lot 25 feet or less in width may have an area of 480 sq. ft.; that the said garage does not meet that criteria; that Section 5.6-3 of the zoning ordinance prohibits any detached accessory building or structure located in the required rear yard in excess of 15 feet in height; that the said garage height is 20'; that under Sections 5.6-2 and 5.6-3 of the zoning ordinance, the Zoning Board of Appeals has no authority to permit the erection of the 2nd floor to the existing garage building at the subject site; 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: Alejandro Dela Cruz **CAL NO.:** 338-01-Z
PEARANCE FOR: Alejandro Dela Cruz **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 2224 W. 19th 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 residential garage (18' 7" x 34') whose west yard will be 1.33' instead of 2' 6", with an attached 2nd story recreation room (19' 3" x 15' 6"), a rear storage room (19' 3" x 9' 11"), and an open deck (18' 7" x 18').

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 21, 2001, the Zoning Board of Appeals denied, in Cal. No. 337-01-A, an appeal filed by the appellant to permit the erection of a 2nd floor recreation room and open deck above the garage, whose height will be 20' instead of 15' and which garage will contain 758.5 sq. ft. instead of 444 sq. ft., at the subject site, finding that the Board had no authority to permit the said use under Sections 5.6-2 and 5.6-3 of the zoning ordinance; that the denial of the applicant's appeal negates the need for the yard variations requested in the instant application; it is therefore

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

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

APPLICANT: Dan Whitman **CAL NO.:** 339-01-S
PEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1026-28 W. Fry Street/839-51 W. Ogden 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 9 dwelling units (attached single family residences) with a residential use below the 2nd floor, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001.

THE VOTE

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

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

APPLICANT: Dan Whitman **CAL NO.:** 340-01-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 1026-28 W. Fry Street/839-51 W. Ogden Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-2 Restricted Service District, the erection of a 9 dwelling unit, attached single family residences, whose front yard will be 3' instead of 15', whose east yard will be 3' instead of 9.5', whose rear yard will be 5' instead of 30, and to reduce the minimum lot area from 9,000 sq. ft. to 8,568 sq. ft..

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001.

THE VOTE

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

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

APPLICANT: The Board of Trustees of the Young Men's Christian Association of Chicago **CAL NO.:** 341-01-A*

APPEARANCE FOR: Scott Saef, Margaret Hoyt **MAP NO.:** 12-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 21, 2001

PREMISES AFFECTED: 5040 S. Indiana Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Board of Trustees of the Young Men's Christian Association of Chicago filed a special use application for the approval of the location and the establishment of a 6-story 60 unit residential building with residential accessory use below the 2nd floor, in a B4-3 Restricted Service District, on premises at 5040 S. Indiana Avenue; and

WHEREAS, due notice was made thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, at the regular meeting of the Zoning Board of Appeals held on September 21, 2001, the Board amended the special use application to an appeal from the decision of the Office of the Zoning Administrator; and

WHEREAS, the district maps indicate that the proposed use is to be located in a B4-3 Restricted Service District;

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 B4-3 Restricted Service District, that the subject site is located in a B4-3 Restricted Service District and is improved with a fenced parking lot; that the appellant proposes to build a senior independent living center at the subject site consisting of five stories containing 60 dwelling units and a ground floor containing resident support services which are permitted in a B4 Restricted Service District; that 18 on-site parking spaces will be provided; that the independent living center is sponsored by the appellant and funded in large part by the U. S. Department of Housing and Urban Development; that the support services to be provided include laundry and storage facilities, craft and multi-purpose rooms, library, computer room and administrative and security offices; that the proposed support services will be restricted to residents, visitors and staff and will not be open to the public; that the support services provided on the ground floor of the proposed senior independent living center are essential to the independent living environment of the senior residents and, as such, may be considered accessory uses to the principal residential use proposed at the site; 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 6-story 60 unit residential building to be occupied as a senior independent living center with accessory resident support services permitted in a B4 Restricted Service District and located on the ground floor, on premises at 5040 S. Indiana Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

*Amended to an appeal at the public hearing.

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

APPLICANT: The Board of Trustees of the Young Men's Christian Association of Chicago **CAL NO.:** 342-01-Z

APPEARANCE FOR: Scott Saef, Margaret Hoyt **MAP NO.:** 12-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 21, 2001

PREMISES AFFECTED: 5040 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in B4-3 Restricted Service District, the erection of a 6-story 60 unit masonry building with a accessory uses below the 2nd floor, whose north* side yard will be 7.5' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 21, 2001, the Zoning Board of Appeals, sustained the applicant's appeal, in Cal. No. 341-01-A, permitting the establishment of accessory support services on the ground floor of a proposed 6-story 60-dwelling unit building to be occupied as a senior independent living center, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Sprint Com Inc. **CAL NO.:** 343-01-S
PEARANCE FOR: Patti A. Bernhard, Andre Termanowski **MAP NO.:** 5-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 21, 2001
PREMISES AFFECTED: 6218 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 wireless communication monopole tower which shall be 110' in height instead of 75' in a B2-1 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

That the applicant shall install a wood fence or masonry wall and landscaping to screen the equipment shed and tower base from North Avenue.

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

APPLICANT: James Byrne **CAL NO.:** 344-01-Z
PEARANCE FOR: Thomas S. Moore, James Byrne **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1134-38 W. Patterson Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence (Special District #5) District, the erection of a 3 ½-story masonry 5 unit building with a sunken patio, whose front yard will be 4' instead of 15.25'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: 1823 N. Mohawk, L.L.C. **CAL NO.:** 345-01-Z
APPEARANCE FOR: Bernard I. Citron, Michael Lustig **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1823 N. Mohawk Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D.#19 Sub Area "A") District, the erection of a 3-story masonry single family residence with basement, penthouses and breezeway, whose front yard will be 6' 5" instead of 15', whose north side yard will be zero instead of 2.4, whose the south side yard will be 1' 6" instead of 2.4', and whose rear yard will be zero instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Nextel Communications **CAL NO.:** 346-01-S

APPEARANCE FOR: John A. Fritchcy, Chuck Brown **MAP NO.:** 7-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 2743-53 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a wireless communication facility located in a 2-story commercial building in a B2-2 Restricted Retail District

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Nextel Communications **CAL NO.:** 347-01-Z

APPEARANCE FOR: John A. Fritchey, Chuck Brown **MAP NO.:** 28-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 734-36 W. 119th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-1 Restricted Service District, the establishment of a wireless communication facility within 1,320 feet of an existing wireless communication tower whose side yard shall be 16' instead of 25'.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001

THE VOTE

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

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

APPLICANT: Nextel Communications **CAL NO.:** 348-01-S
APPEARANCE FOR: John A. Fritchey, Chuck Brown **MAP NO.:** 16-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 7048 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 wireless communication facility located in a 3-story existing commercial building in a B2-2 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Longstreet Renovation and Development Co. **CAL NO.:** 349-01-Z

APPEARANCE FOR: **MAP NO.:** 5-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 443 W. Webster Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the establishment of 3-story addition to an existing 3-story proposed single family residence whose rear yard shall be zero instead of 30', whose west side yard shall be zero instead of 3' 6".

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 16, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Sophia Properties **CAL NO.:** 350-01-Z
APPEARANCE FOR: Scott R. Borstein, Jim Netto **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1744 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in R5 General Residence District (S.D. #19), the erection of a 4-story single family residence whose front yard shall be 10' instead of 15', whose north side yard shall be 1' 2" instead of 2'.4 and to reduce the north side yard to 2" for the chimney obstruction only whose, south side yard shall be zero instead of 2'.4", and to reduce the rear yard along the south side for a breezeway, to be 21' instead of the required 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	R	e	c
	c	u	s
	e	e	d

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: St. Edmund's Manor Limited Partnership **CAL NO.:** 351-01-S

APPEARANCE FOR: Gregory Whitchead **MAP NO.:** 14-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 5958 S. Prairie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for 32 parking spaces for the 31 dwelling unit building located at 5947-49 S. Indiana Avenue in an R5 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001.

THE VOTE

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

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

APPLICANT: Peter Walsh **CAL NO.:** 352-01-S
APPEARANCE FOR: Thomas S. Moore, Peter Walsh **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 2834 N. Halsted Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an 8 unit residential building with 2 dwelling units below the 2nd floor and offices upon the 1st floor in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Tom Romano **CAL NO.:** 353-01-S

APPEARANCE FOR: James J. Banks, Tom Romano **MAP NO.:** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 2147 W. Rice 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 dwelling units below the 2nd floor in a proposed 4-story 6* dwelling unit building with basement in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

Amended at the public hearing.
BAZ 16

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

APPLICANT: Tom Romano **CAL NO.:** 354-01-Z
APPEARANCE FOR: James J. Banks. Tom Romano **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 2147 W. Rice Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-2 Restricted Service District, the erection of a 4-story 6* dwelling unit building whose front yard shall be 7.58' instead of 15', whose east and west side yards shall be 4' instead of 4.67', whose required lot area shall be 5,904 sq. ft. instead of 6,000 sq. ft. (98.4%) and without the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 21, 2001, the Zoning Board of Appeals, approved, in Cal. No. 353-01-S, the establishment of dwelling units below the 2nd floor in a proposed 4-story 6-dwelling unit building with basement, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 355-01-Z

APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 1925 S. State 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 4 unit masonry building whose north and south side yards shall be zero instead of 2.5' each and whose front yard shall be 6' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 356-01-Z
APPEARANCE FOR: Thomas S. Moore, Victor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1927 S. State 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 4 unit masonry building whose north and south side yards shall be zero instead of 2.5' each and whose front yard shall be 6' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 357-01-Z
APPEARANCE FOR: Thomas S. Moore, Victor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1929 S. State 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 4 unit masonry building whose north and south side yards shall be zero instead of 2.5' each and whose front yard shall be 6' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Marline Warda

CAL NO.: 358-01-A

APPEARANCE FOR: None

MAP NO.: 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 21, 2001

PREMISES AFFECTED: 4754 N. Benard Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Felix A. Marceira **CAL NO.:** 359-01-A
APPEARANCE FOR: None **MAP NO.:** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 1447 W. Thomas Street
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Dorota and Joseph Wilk **CAL NO.:** 360-01-A
APPEARANCE FOR: Joseph Wilk **MAP NO.:** 9-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 3800 N. Nordica Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Dorota and Joseph Wilk, owner, on June 12, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 dwelling units where 1 dwelling unit and 1 retail store exists, in an R2 Single-Family Residence District, on premises at 3800 N. Nordica Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 7, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 2story brick non-conforming store and apartment building; that the appellants propose to convert the non-conforming store premises to a conforming dwelling unit for a total of two dwelling units at the subject site; that the change of use from a non-conforming store use to a conforming dwelling unit use is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 dwelling unit in lieu of a non-conforming store for a total of two dwelling units in a 2-story store and apartment building, upon condition that the building is brought into compliance with building code regulations with plans and permits indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Eugene Shelby **CAL NO.:** 361-01-A
APPEARANCE FOR: Eugene Shelby **MAP NO.:** 18-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 2643 W. 71st Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Eugene Shelby, owner, on June 11, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a B4-1 Restricted Retail District, on premises at 2643 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 B4-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant seeks to establish a beauty salon in the store at the subject site which will be operated by his sister; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 2643 W. 71st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Jeanette Djokne **CAL NO.:** 362-01-A

APPEARANCE FOR: Jeanette Djokne **MAP NO.:** 16-C

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 2050 ½ E. 71st Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jeanette Djokne for Cheryl A. Simms, owner, on June 12, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon, in a B3-3 General Retail District, on premises at 2050 ½ E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 30, 2001, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

WHEREAS, the district maps show that the premises is located in a B3-3 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 a B3-3 General Residence; that the subject site is improved with a 1-story brick multi-store building; that on February 21, 1997, the Zoning Board of Appeals sustained an appeal filed by the appellant, Cal. No. 69-97-A, permitting the establishment of an African hair braiding salon in a store in the 1-story brick multi-store building having an address of 2054 E. 71st Street; that the appellant has been located at the previous site until she moved to the subject premises located in the same building; that the appellant's business has not changed in any way; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an African hair braiding salon in a 1-story brick multi-store building, on premises at 2050 ½ E. 71st Street, upon condition that the hours of operation shall be limited the hours between 9 A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Eugene Shelby **CAL NO.:** 363-01-A
APPEARANCE FOR: Eugene Shelby **MAP NO.:** 18-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 2943 W. 71st Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Eugene Shelby, owner, on June 11, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop, in an R3 General Residence District, on premises at 2943 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick non-conforming store and dwelling unit building; that the appellant proposes to establish a barber shop in the subject store premises; that no evidence was presented indicating that the existing non-conforming store premises has been recently occupied by any business use; that under Sections 6.4-6 and 6.4-7 of the zoning ordinance the Zoning Board of Appeals has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Luis Bermudez **CAL NO.:** 364-01-A

APPEARANCE FOR: **MAP NO.:** 4-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 21, 2001

PREMISES AFFECTED: 1936 S. Carpenter Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 16, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Judith M. Steinhaus **CAL NO.:** 365-01-A
APPEARANCE FOR: John B. Lower, Judith M. Steinhaus **MAP NO.:** 17-O
APPEARANCES AGAINST: John J. Pikarski, Jr., Sara Murphy **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 7217 W. Lunt Avenue
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		**
	X	
	X	

THE RESOLUTION:

WHEREAS, Judith M. Steinhaus, owner of the property located at 7221 W. Lunt Avenue, on August 6, 2001, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in granting an Exception to the owner of the property at 7217 W. Lunt Avenue, to reduce the total side yard combination to 6.41'* instead of the required 12' and a 0.24' reduction of the west side yard to 3.76' instead of 4' in order to construct a rear 1st floor addition and a 2nd floor addition to a single-family residence, in an R2 Single-Family Residence District; and

WHEREAS, on June 20, 2001, the Department of Zoning granted the Exception request of the owner of the property located at 7217 W. Lunt Avenue to reduce the total side yard combination to 9.41' instead of 12' and a 0.24' reduction of the west side yard to 3.76' instead of 4' in order to allow the construction of a 30.59' x 33'6" rear first floor addition and a 30'6" x 37'6" second story addition to the existing single-family dwelling; and

WHEREAS, a public hearing was held on the Objector's Appeal by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the district maps indicate that the subject site is located in an R2 Single-Family Residence District; that the subject site is improved with a 1 ½ story brick single-family dwelling; and

WHEREAS, after consideration of the appellant's testimony and that of her witness and the testimony presented by the owner of the subject property, a motion was made by Member Crowe for a directed finding in favor of the appellee, which motion was seconded by Member McCabe-Miele; that upon being put to the vote, the motion was carried unanimously by the Board members present; and further

Amended

** Present at the hearing, absent at the vote.

(Continued on page 40a.)

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

MINUTES OF MEETING

September 21, 2000

Cal. No. 365-02-A

WHEREAS, Chairman Spingola moved that the appellant did not present any evidence that indicated that the Zoning Administrator exceeded his authority in granting the aforesaid Exception to the owner of the property located at 7217 W. Lunt Avenue; that the motion was seconded by Member Konstantelos; that upon being put to the vote, the motion was carried unanimously by the Board members present; it is therefore

RESOLVED, that the objector's appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting the exception be and it hereby is affirmed.

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

APPLICANT: Judith M. Steinhaus **CAL NO.:** 366-01-A
APPEARANCE FOR: John B. Lower, Judith M. Steinhaus **MAP NO.:** 17-O
APPEARANCES AGAINST: JoAnne Denison, James F. Sharp **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 7225 W. Lunt Avenue
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		**
	X	
	X	

THE RESOLUTION:

WHEREAS, Judith M. Steinhaus, owner of the property located at 7221 W. Lunt Avenue, on August 13, 2001, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in granting an Exception to the owner of the property at 7225 W. Lunt Avenue, to reduce the east side yard to 3.13' instead of 4.0' in order to permit the erection of 2nd floor addition to the existing single family dwelling, in an R2 Single-Family Residence District; and

WHEREAS, on August 8, 2001, the Department of Zoning granting the Exception request of the owner of the property located at 7225 W. Lunt Avenue to reduce the east side yard to 3.13' instead of 4'0" in order to allow the construction of a second floor addition measuring 25'3" x 57'0" to the existing single-family dwelling; and

WHEREAS, a public hearing was held on the Objector's Appeal by the Zoning Board of Appeals at its regular meeting held on September 21, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the district maps indicate that the subject site is located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story single-family dwelling with the aforesaid second floor addition under construction; and

WHEREAS, after consideration of the appellant's testimony and that of her witness and the testimony presented by the owner of the subject property, a motion was made by Member Crowe for a directed finding in favor of the appellee, which motion was seconded by Member McCabe-Miele; that upon being put to a vote, the motion was carried unanimously by the Board members present; and further

WHEREAS, Chairman Spingola moved that the appellant did not present any evidence that indicated that the Zoning Administrator exceeded his authority in granting the aforesaid Exception to the owner of the property located at 7225 W. Lunt Avenue; that the motion was seconded by Member Konstantelos; that upon being put to the vote, the motion was carried unanimously by the Board members present; it is therefore

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

** Present at the hearing, absent at vote.

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

APPLICANT: National Italian American Sports Hall of Fame, Inc. **CAL NO.:** 367-01-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:** September 21, 2001

PREMISES AFFECTED: 1429-31 W. Taylor 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 establishment of a 4-story museum whose transitional rear yard shall be zero instead of 16'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on August 17, 2001, the Zoning Board of Appeals approved the establishment of a sports museum in a proposed 4-story building, at the subject site; that the testimony presented in Cal. No. 135-01-S 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; 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: I.B.C. Processing Corporation **CAL NO.:** 368-01-Z
APPEARANCE FOR: Amy Kurson, Frank Cerrone **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 21, 2001
PREMISES AFFECTED: 1907-09 S. Blue Island Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an C1-2 Restricted Commercial District, the waiver of the required 10' x 24' loading berth for the proposed conversion of 2-story and 4 dwelling units, 2 buildings which will be combined into one office building.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 5, 2001; and

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

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

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

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

APPLICANT: Hung Kit Ng **CAL NO.:** 238-01-A
APPEARANCE FOR: Hung Kit Ng **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2001 and
September 21, 2001
PREMISES AFFECTED: 3319 N. Claremont Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Hung Kit Ng, owner, on February 26, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 5 dwelling units in an existing 2-story brick building with basement, in an R3 General Residence District, on premises at 3319 N. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 9, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on August 17, 2001 and September 21, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an R3 General Residence District; that the subject site is improved with a 3 dwelling unit building on the front of the lot and a building at the rear of the lot; that the appellant contents that there is only one residential building on the subject property; that no evidence such as pre 1957 code permits, original building permit or architectural plans were presented to indicate that 5 dwelling units have been legally permitted in the 3-story building at the subject site; that under Section 7.3-3 of the zoning ordinance the Board has no authority to certify 5 dwelling units at the subject site; that the appellant has a right to continue the occupancy of the subject building as 3 dwelling units provided the building complies with all applicable building code regulations; 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: Marko Obranovic **CAL NO.:** 239-01-A
APPEARANCE FOR: Marko Obranovic **MAP NO.:** 13-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 5027 N. Rockwell Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 16, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Emi Kelsey

CAL NO.: 242-01-A

APPEARANCE FOR: None

MAP NO.: 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 21, 2001

PREMISES AFFECTED: 1219 W. Draper Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jesus Christ Holy M.B. Church **CAL NO.:** 246-01-Z
APPEARANCE FOR: Rev. Archie Mattlock **MAP NO.:** 2-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 4104 W. Grenshaw 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 1-story addition to an existing church with 307 seats whose front yard will be 6' instead of 15' and rear yard will be 3' instead of 30' in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 3, 2001; and

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

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

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

That 50 leased off-site accessory parking spaces shall be provided at an existing parking lot located at 4057 W. Fillmore Street to fulfill the parking requirement for the proposed 1-story addition to the existing church building, as provided for in Cal. No. 247-00-S

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

APPLICANT: Jesus Christ Holy M.B. Church **CAL NO.:** 247-01-S
APPEARANCE FOR: Rev. Archie Mattlock **MAP NO.:** 2-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 21, 2001
PREMISES AFFECTED: 4057 W. Fillmore Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing* of 50 off-site parking spaces in an existing parking lot, in an M1-2 Restricted Manufacturing District, to fulfill the parking requirement for the expansion of an existing church at 4104 W. Grenshaw Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 3, 2001; and

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

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

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

That the required off-site parking spaces shall be made available to the applicant under the terms of a lease commencing November 5, 2000 and ending November 4, 2005.

*Amended

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

APPLICANT: Stephanie Gueraro* **CAL NO.:** 249-01-Z
APPEARANCE FOR: James J. Banks, Martin Prendergast, **MAP NO.:** 3-H
 Stephanie Gueraro
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 21, 2001
PREMISES AFFECTED: 956 & 958 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a new 3 unit building at 958 N. Wolcott Avenue, to reduce the north side yard at 956 N. Wolcott to zero from the required 10% of the depth of the lot. If the yard at 956 N. Wolcott Avenue is reduced the applicant will divide the north 25 feet into a separate zoning lot at 958 N. Wolcott Avenue.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 3, 2001; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: William W. Merten & Susan L. Merten **CAL NO.:** 311-01-Z
APPEARANCE FOR: Eugene Callahan, William W. Merten **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 September 21, 2001
PREMISES AFFECTED: 2705 N. Bosworth Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 2001; and

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

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

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

MINUTES OF MEETING

September 21, 2001

Cal. No. 366-99-Z and 367-99-S

Richard C. Baker, for Greater Open Door Baptist Church (formerly known as The Open Door Baptist Church) presented a written request for a further extension of time in which to complete the erection of a 2-story with basement 699 seat church building whose rear yard will be 15' instead of 30' and with no provision for 1 required 10' x 25' loading berth, on premises at 1301-09 S. Sawyer Avenue; and for the establishment of an off-site parking lot for 62 private passenger automobiles, on premises at 1316-32 S. Kedzie Avenue to fulfill the parking requirements for the aforesaid church, which applications were approved by the Zoning Board of Appeals on November 19, 1999, in Cal. Nos. 366-99-Z and 367-99-S, respectively, and for which an extension of time was granted on December 15, 2000 to November 21, 2001.

Mr. Baker stated that construction of the new church is the last phase of a larger project. The community center, the parking lot and the administration building have to be in place before the existing sanctuary can be demolished in order to provide facilities for the church to continue its activities during construction of the new sanctuary. The community center has been completed and a certificate of occupancy issued. The parking lot construction should be started by November 21, 2001 and completed by the end of 2001. The administration building is currently under construction and is expected to be completed and occupied by the end of 2001. In that it is not likely that the construction will begin prior to November 21, 2001, the applicant requests an extension of time for construction on the new sanctuary.

Chairman Spingola moved that the request for a further extension of time be denied stating that the applicant has received the maximum extension of time allowed under the zoning ordinance and that the applicant is instructed to file new variation and special use applications. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 21, 2001

Cal. No. 120-00-S

Lisa Kennicott, for McDonald's Corporation, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, on premises at 4038 W. Belmont Avenue, approved by the Zoning Board of Appeals on June 16, 2000, in Cal. No. 120-00-S.

Ms. Kennicott stated that the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board has exceed the one-year validity period.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to June 16, 2002. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

September 21, 2001

Cal. No. 120-00-S

Lisa Kennicott, for McDonald's Corporation, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, on premises at 4038 W. Belmont Avenue, approved by the Zoning Board of Appeals on June 16, 2000, in Cal. No. 120-00-S.

Ms. Kennicott stated that the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board has exceeded the one-year validity period.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to June 16, 2002. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING
September 21, 2001
Cal. No. 120-00-S

Lisa Kennicott, for McDonald's Corporation, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, on premises at 4038 W. Belmont Avenue, approved by the Zoning Board of Appeals on June 16, 2000, in Cal. No. 120-00-S.

Ms. Kennicott stated that the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board has exceeded the one-year validity period.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to June 16, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
September 21, 2001
Cal. No. 120-00-S

COPY

Lisa Kennicott, for McDonald's Corporation, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a drive-through facility in conjunction with a proposed 1-story restaurant building, on premises at 4038 W. Belmont Avenue, approved by the Zoning Board of Appeals on June 16, 2000, in Cal. No. 120-00-S.

Ms. Kennicott stated that the project has been in the permitting process through the Department of Buildings for the past year with approval by the Zoning Department being the last process prior to obtaining the building permit. An extension of time is requested because the special use granted by the Board has exceed the one-year validity period.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to June 16, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 21, 2001

Cal. No. 285-01-A

John J. Pikarski, Jr., for Les Stanczak, applicant, presented a written request for consideration of additional evidence offered by his client concerning his appeal from the Office of the Zoning Administrator in refusing to legalize a 12 dwelling unit building without the required parking, in an R5 General Residence District, on premises at 6413-15 S. Kimbark Avenue, which appeal was denied by the Board on July 20, 2001, in Cal. No. 285-01-A.

Chairman Spingola moved that the request for consideration of additional evidence in the aforesaid appeal be denied stating that the request was received after the hearing of the appeal by the Board on July 20, 2001 and after the decision of the case was rendered by the Board, and, further, that there is no provision in the Zoning Ordinance or the Board's Rules of Procedure that allows the Board to grant this request. The motion prevailed by yeas and nays as follows:

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