

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Chambers, 2nd Floor, City Hall, November 19, 1999
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

Brian L. Crowe
Demetri Konstantelos
Le Roy K. Martin, Jr.
Gigi McCabe-Miele

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

MINUTES OF MEETING

November 19, 1999

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on October 15, 1999 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

MINUTES OF MEETING

November 19, 1999

Cal. No. 79-98-S

Elder George Deal, III, for North Wells Gospel Mission Church, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the establishment of a 174-seat church in an existing 2-story building and proposed 1-story addition, on premises at 2735-45 W. Madison Street, approved by the Board on February 20, 1998, in Cal. No. 79-98-S.

Elder Deal stated that although the applicant has landscaping and driveway approval, it needs additional time in which to obtain the building permit.

Chairman Spingola moved that the request be granted and that the time be extended to February 20, 2000 in which to obtain the necessary building permit. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Midwest Wrecking Co.

CAL. NO. 197-99-A

APPEARANCES FOR:

MAP NO: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 19, 1999

PREMISES AFFECTED- 2129-49 W. Hubbard Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Irmco Properties & Management Corporation **CAL. NO.** 297-99-S
APPEARANCES FOR: Richard Klawiter **MAP NO.** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 19, 1999
PREMISES AFFECTED-- 1021 W. Granville Avenue / 6175 N. Kenmore Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for up to 57 private passenger automobiles, in an R5 General Residence District, to serve the apartment building at 1040 W. Granville Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 1999; and

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

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

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

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

(Additional conditions follow on page 37a.)

MINUTES OF MEETING

November 19, 1999

Cal. No. 297-99-S

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

That fencing shall be installed as illustrated on the landscape plan prepared by Irmco Properties, dated November 18, 1999; and

That striping and lighting shall be provided; and

That ingress and egress shall be from driveways located on N. Kenmore Avenue; that there shall be no ingress nor egress via the public alley abutting the site to the east; that the N. Kenmore Avenue driveways shall be constructed in accordance with applicable ordinances; and

That landscaping shall be provided as illustrated on the landscape plan prepared by Irmco Properties, dated November 18, 1999; and

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

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

APPLICANT: Irmco Properties & Management Corporation **CAL. NO.** 298-99-Z
APPEARANCES FOR: Richard Klawiter **MAP NO.** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED-- 1021 W. Granville Avenue / 6175 N. Kenmore 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 an off-site parking lot for up to 57 private passenger automobiles, whose front yard will be 5' * instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 1999; 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; on November 19, 1999, the Zoning Board of Appeals approved, in Cal. No. 297-99-S, the establishment of an off-site parking lot for up to 57 private passenger automobiles, at the subject site, to serve the apartment building located at 1040 W. Granville Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Midwest District of The Christian and Missionary Alliance **CAL. NO.** 302-99-S

APPEARANCES FOR: John Mauck **MAP NO.** 20-B

APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 19, 1999

PREMISES AFFECTED-- 8200 S. South Shore Drive

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 60 seat church in an existing 2-story building with 5 on-site parking spaces, in a B1-1 Local Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 1999; 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: Victor Estrada

CAL. NO. 303-99-S

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

November 19, 1999

PREMISES AFFECTED-- 6652 N. Clark Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day-laborer employment agency in conjunction with an employment office in a 3-story brick store and apartment building, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Walgreens Corporation

CAL. NO. 308-99-S

APPEARANCES FOR: Neil J. Pankall, Mike Krasucki

MAP NO. 19-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 7410 N. Clark Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing 14,300 sq. ft. Walgreens retail store with 76 off-street parking spaces, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; 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 drive-through facility shall be limited to a single lane only;

That the drive-through addition shall be constructed consistent with the layout, design, fencing and landscaping represented on the site plan, landscape plan and elevation drawings prepared by A.C. Alexander Ltd., dated November 18, 1999.

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

APPLICANT: Aadvantage Pawnners & Jewelers LTD

CAL. NO. 314-99-S

APPEARANCES FOR: None

MAP NO. 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 11233-37 S. Michigan Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in an existing 1-story brick building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Joseph Halzel
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST: Thomas Smith
PREMISES AFFECTED-- 159-63 N. Halsted Street

CAL. NO. 315-99-S

MAP NO. 1-F

MINUTES OF MEETING
November 19, 1999

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion (1,556 sq. ft. 2-story addition) of an adult book store to a 1-story existing adult-use facility, in a C2-4 General Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Mary Stevenson
APPEARANCES FOR: Mary Stevenson
APPEARANCES AGAINST: None
PREMISES AFFECTED- 2448 W. 71st Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 324-99-A
MAP NO. 16-I
MINUTES OF MEETING:
 November 19, 1999

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mary Stevenson, for Rebecca Bey-Stephens, owner, on August 23, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop* in a store additionally occupied by a record shop* on the first floor of a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2448 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 20, 1999, 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 November 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with 2-story brick store and apartment building; that the testimony presented indicates that a portion of the subject store premises is occupied by a record shop established in July, 1999; that the appellant seeks to establish a barber shop in a portion of the existing record shop; that the subject premises has been previously occupied by business uses, the last use having been a beeper store; that the change of use of the subject premises from a beeper store to a record and barber shop 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 barber shop in a store additionally occupied by a record shop on the first floor of a 2-story brick store and apartment building, on premises at 2448 W. 71st Street, upon condition that the hours of operation of the barber shop shall be the same as the hours of operation of the record shop, 11:00 A.M. to 9 P.M., Monday through Saturday and from 12 Noon to 5 P.M., Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

*Amended at the public hearing

MINUTES OF MEETING

November 19, 1999

Cal. No. 337-98-S

Daniel Davis, for The Temple of God in Jesus Christ, applicant, presented a written request for an extension of time in which to establish a church on the 1st floor of an existing 1 and 2-story brick store and apartment building, on premises at 149 W. 95th Street, approved by the Board on November 20, 1998, in Cal. No. 337-98-S.

Mr. Davis stated that the request for an extension of time is necessary to allow for completion of the conversion of the former store and apartment building to a church.

Chairman Spingola moved that the request be granted and the time in which to complete the conversion of a former store and apartment building to a church be extended to November 20, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Gayle M. Meyer **CAL. NO.** 358-99-Z
APPEARANCES FOR: James J. Banks, Gayle M. Meyer **MAP NO.** 7-H
APPEARANCES AGAINST: Jim Pasta, et al. **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED-- 3018 N. Hamilton Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a 3-story 36.67' high single family dwelling with a front yard of 15' instead of 20' and whose north side yard will be 2.83'* and whose south side yard will be 3' instead of 7.35' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 125' lot improved with a 1-story frame single-family dwelling; that the applicant proposes to erect a 3-story 36.67' high single family dwelling at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the yard variations proposed are necessary to provide adequate living space in the proposed single-family dwelling to meet the needs of the applicant, her parents and to provide additional space to accommodate sibling visits; that the plight of the owner is due to unique circumstances in that without the variations requested the proposed single-family dwelling would be too narrow to provide adequate living space; and that the proposed single-family dwelling, as designed, will be compatible with existing residential developments 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.

*Amended at the public hearing.

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

APPLICANT: Smithfield Properties IV, LLC

CAL. NO. 359-99-Z

APPEARANCES FOR: Robert Buono, Bill Smith

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 19, 1999

PREMISES AFFECTED-- 222 S. Racine Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District, the erection of a 51 condominium and 42 townhouse addition to an existing 3-story brick building fronting on South Racine Avenue and situated on a through lot with no mid-point rear yard instead of 60'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

That any existing roof water tanks shall be removed.

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

APPLICANT: Martin Lunkes
APPEARANCES FOR: Martin Lunkes
APPEARANCES AGAINST: None
PREMISES AFFECTED – 3736 N. Leavitt Sttreet

CAL. NO. 360-99-Z
MAP NO. 9-H
MINUTES OF MEETING:
 November 19, 1999

NATURE OF REQUEST– Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a 2nd floor addition to an existing 1-story brick single family dwelling whose front yard will be 9.30' instead of 19.85', whose north side yard will be .95' and whose south side yard will be 1.43' instead of 3' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

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

APPLICANT: Steven S. Gadsby CAL. NO. 361-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Steven S. Gadsby MAP NO. 11-H
APPEARANCES AGAINST: None MINUTES OF MEETING:
November 19, 1999
PREMISES AFFECTED-- 2311-15 W. Montrose Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of two 2-story 2 dwelling unit buildings whose front yards will be 15' instead of 20' and whose east and west side yards will be 4' each instead of 7.2', and whose buildings are situated on lots of 4,500 sq. ft. instead of 5,000 sq. ft. of minimum lot area.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

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

APPLICANT: Svigos Asset Management Company

CAL. NO. 362-99-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 19, 1999

PREMISES AFFECTED-- 2200 N. Southport Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 General Commercial District, the erection of a 4-story with roof deck masonry building on a through lot, with a store and parking on the ground floor and 5 condominium dwelling units above whose east front yard will be 13' instead of a 12' x 20' transitional yard, whose west yard will be 13' instead of a 30' rear yard, and with no north side yard instead of a 5' transitional yard required.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Dennis Cohn **CAL. NO.** 363-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Dennis Cohn **MAP NO.** 5-F
APPEARANCES AGAINST: Gregory Tabb et al. **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED-- 1757 N. Cleveland Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District (S. D. 19 Sub A), the erection of a 3-story single family dwelling whose front yard will be 4'* instead of 8.64', with no north side yard* and a south side yard of 1.3"* instead of 2.2' each, and whose rear yard will be 20' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 1999; 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 (Special District 19 Sub A); that the subject site is a 22.25' 72.32' lot improved with a two story single-family dwelling; that the applicant proposes to erect a three story single-family dwelling at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary to construct the proposed single family dwelling as designed on this 22.25' 72.32' lot; that the plight of the owner is due to the dimensions of the existing lot; that the proposed 3-story single-family dwelling will be compatible with existing improvements in the neighborhood, and along with the conditions hereinafter set forth, 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;
 (Additional conditions follow on page 8a.)

*Amended at the public hearing

MINUTES OF MEETING

November 19, 1999

Cal. No. 363-99-Z

That the foot print of the proposed single-family dwelling shall follow the plans presented at the public hearing held November 19, 1999;

That the accessory garage proposed at the site shall not be higher than 10' with a deck no higher than 1' and an open rail no higher than 4';

That the bottom of the footings of the proposed structure shall be at a depth equal to the adjacent structure footings to the north and south.

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

APPLICANT: First Eagle National Bank **CAL. NO.** 364-99-S
APPEARANCES FOR: John J. Pikarski, Jr., Andrew Salk **MAP NO.** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 19, 1999
PREMISES AFFECTED-- 1201 W. Madison 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 3-lane drive-through facility in conjunction with a proposed 2-story with basement retail bank building with 13 off-street parking spaces, in a C2-3 General Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

- That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
- That the proposed drive-through facility and bank building shall be constructed consistent with the design represented on the elevation drawings prepared by Mayes Architects, Inc., dated November 17, 1999;
- That layout, fencing and landscaping shall be provided consistent with the site plan prepared by Mayes Architects, Inc., dated November 11, 1999, and with the landscape plan prepared by Mayes Architects, Inc., dated November 15, 1999.

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

APPLICANT: New Century Bank

CAL. NO. 365-99-S

APPEARANCES FOR: Patrick Brankin, Faye Pantazelos

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 363 W. Ontario 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 2 lane drive-through facility in conjunction with a proposed 3-story brick retail bank building with 23 off-street parking spaces, in an M1-5 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

That the proposed drive-through facility and bank building shall be constructed consistent with the design represented on the elevation drawings prepared by Fitzgerald and Associates, dated November 17, 1999;

That layout, fencing and landscaping shall be provided as illustrated on the site plan and landscape plan prepared by Fitzgerald and Associates, dated November 17, 1999.

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

APPLICANT: The Open Door Baptist Church

CAL. NO. 366-99-Z

APPEARANCES FOR: Richard C. Baker

MAP NO. 4-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 19, 1999

PREMISES AFFECTED-- 1301-09 S. Sawyer Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the erection of a 2-story with basement 699 seat masonry church building whose rear yard will be 15' instead of 30' and with no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

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

APPLICANT: The Open Door Baptist Church

CAL. NO. 367-99-S

APPEARANCES FOR: Richard C. Baker

MAP NO. 4-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 1316-32 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 61 private passenger automobiles, in a B5-3 General Service District, to fulfill the parking requirement for a proposed 699 seat church to be erected at 1301-09 S. Sawyer Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 19, 1999, the Board approved, in Cal. No. 366-99-Z, the erection of a 2-story with basement 699 seat church building, in an R4 General Residence District, 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; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 12a.)

MINUTES OF MEETING

November 19, 1999

Cal. No. 367-99-S

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

That decorative wrought-iron type metal fencing shall be provided on the north, south and east lot lines, excepting the driveways; that decorative solid wood fencing shall be provided on the west lot line to screen the parking lot from residential property located across the alley abutting the site to the west;

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

That ingress and egress to the parking lot shall be from driveways located on S. Kedzie Avenue; that the alleys abutting the site to the west and south shall not be used for ingress nor egress; that the S. Kedzie Avenue driveways shall be constructed in accordance with applicable ordinances;

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

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

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

APPLICANT: The Beulahland Church

CAL. NO. 368-99-S

APPEARANCES FOR:

MAP NO. 14-G

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 5517-19 S. Ashland Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 144 seat church in an existing 1-story brick building with 12 off-street parking spaces proposed on site, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 21, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Day Spring Church

CAL. NO. 369-99-S

APPEARANCES FOR:

MAP NO. 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 5118-26 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 of a 243 seat church in an existing 2-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 18, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Day Spring Church

CAL. NO. 370-99-S

APPEARANCES FOR:

MAP NO. 5-L

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 5111-15 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 of an off-site parking lot for 24 private passenger automobiles, in a B4-1 Restricted Service District, to satisfy the parking requirement for a proposed church to be located at 5118-26 W. Fullerton Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 18, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: The Chicago Tattooing and Piercing Company CAL. NO. 371-99-S
APPEARANCES FOR: Thomas S. Moore, Dale Grande MAP NO. 9-G
APPEARANCES AGAINST: None MINUTES OF MEETING
November 19, 1999
PREMISES AFFECTED-- 924 W. Belmont Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with a tattoo parlor on the 1st floor of an existing 3-story store and apartment building, in a B5-3 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B5-3 General Service District; that the subject site is improved with a 3-story brick store and apartment building; that the applicant has operated a tattoo parlor at the subject site for the past 20 years and has been doing body piercing for the last five years; that the applicant is seeking approval to comply with the recent ordinance requiring body piercing establishments to obtain a special use; 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: John G. Burke

CAL. NO. 372-99-S

APPEARANCES FOR:

MAP NO. 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 8134 S. Stony Island Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing parlor in an existing 1-story brick store building, in a C2-2 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 21, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Carlos Garcia CAL. NO. 373-99-S
APPEARANCES FOR: Patrick Branklin, Carlos Garcia MAP NO. 3-H
APPEARANCES AGAINST: None MINUTES OF MEETING
PREMISES AFFECTED-- 812-14 N. Marshfield Avenue November 19, 1999

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 off-site parking space in an existing 195 space public parking garage for private passenger automobiles, in a B3-3 General Retail District, to satisfy the parking requirement for an existing restaurant on premises at 820 N. Ashland Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

That the subject garage building shall continue to be used as a public parking garage at all hours when not in use by the applicant's restaurant located at 820 N. Ashland Avenue;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Elite Labor Services on 18th Street, LTD

CAL. NO. 374-99-S

APPEARANCES FOR:

MAP NO. 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 1854 W. 18th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency on the 1st floor of a 3-story brick store and apartment building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 21, 2000.

THE VOTE

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: David L. Alderman **CAL. NO.** 375-99-S
APPEARANCES FOR: John J. Pikarski, Jr., David L. Alderman **MAP NO.** 11-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 19, 1999
PREMISES AFFECTED-- 4324 N. Elston Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer agency on the 1st floor of a 2-story brick store and apartment building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 2-story brick store and apartment building; that the applicant seeks to establish an employment agency at the subject site; that the applicant testified that the proposed service is not a day laborer agency but rather a contract staff service at the subject site; that clients using the service are paid on a weekly basis with paychecks delivered to work sites; that the client base for the proposed use is to be primarily industrial and manufacturing operations; that the hours of operation of the proposed use will be limited to the hours between 6 A.M. and 5 P.M.; that no transportation to and from work sites will be provided by the applicant; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the hours of operation shall be limited to the hours between 6 A..M. and 5 P.M.; that the applicant shall make every effort to prevent loitering by job applicants outside the premises on the public sidewalk.

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

APPLICANT: Payday Check Advanced, Inc., d/b/a Payday Express **CAL. NO.** 376-99-S

APPEARANCES FOR: **MAP NO.** 11-L

APPEARANCES AGAINST: **MINUTES OF MEETING**
November 19, 1999

PREMISES AFFECTED-- 4710 N. Milwaukee Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a payday loan facility in a 1-story brick strip shopping mall, in a B5-1 General Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Earth, Inc.

CAL. NO. 377-99-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 4617 W. Division 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 operation for the extraction of sand on a 2 acre parcel of land, in an M2-2 General Manufacturing District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Gary W. Levin **CAL. NO.** 378-99-S
APPEARANCES FOR: Michael Cohen, Gary W. Levin **MAP NO.** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 19, 1999
PREMISES AFFECTED-- 3610 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 tattoo parlor on the 1st floor of an existing 3-story brick store and apartment building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; 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 business activity at the location shall be limited to tattooing only and that no body piercing work shall be performed at the subject site.

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

APPLICANT: 2913 N. Lincoln Avenue Corp., d/b/a Witt's

CAL. NO. 379-99-S

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 19, 1999

PREMISES AFFECTED-- 2913 N. Lincoln Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern and restaurant onto the 2nd floor of an existing 2-story brick building, in a B5-2 General Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 21, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Curtis R. Robinson, D.D.S.

CAL. NO. 380-99-S

APPEARANCES FOR: Curtis R. Robinson, D.D.S.

MAP NO. 16-E

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 347-57 E. 69th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for up to 13 private passenger automobiles, in a B4-1 Restricted Service District, to serve an existing dentist office on premises at 6856-58 S. King Drive.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

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

(Additional conditions follow on page 25a.)

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

MINUTES OF MEETING

November 19, 1999

Cal. No. 380-99-S

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

That fencing shall be installed as illustrated on the plan prepared by Ridgeland Associates, Inc., dated September 9, 1999; and

That striping and lighting, which is directed away from abutting residential property, shall be provided; and

That ingress and egress shall be from driveways located on E. 69th Street and on S. Calumet Avenue; that there shall be no ingress nor egress via the public alley abutting the site to the east; that the driveways on E. 69th Street and on S. Calumet Avenue shall be constructed in accordance with applicable ordinances; and

That the applicant shall obtain an Exception from the Office of the Zoning Administrator to waive the landscape requirements along the S. Calumet Avenue property line; that all other landscaping shall be provided as illustrated on the plan prepared by Ridgeland Associates, dated September 9, 1999; and

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

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

APPLICANT: Chicago Lawn Alliance Church

CAL. NO. 381-99-S

APPEARANCES FOR: John Mauck

MAP NO. 16-J

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1999

PREMISES AFFECTED-- 6602-08 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 75 seat church in an existing 1-story brick building with 17 off-street parking spaces provided on site, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 17, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Frederick & Colleen Kowalski **CAL. NO.** 382-99-A
APPEARANCES FOR: Frederick Kowalski **MAP NO.** 1-G
APPEARANCES AGAINST: Paul McHugh **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED- 442-44 N. Sangamon Street
SUBJECT- 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
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Frederick & Colleen Kowalski, owners of the property at 446 N. Sangamon Street, on September 20, 1999, filed an objector's appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception to permit the reduction of the north rear yard to 15' instead of 30' in order to allow the construction of a 41.5' x 116.47' three-story office and six dwelling unit building, in a B4-2 Restricted Service District, on premises at 442-44 N. Sangamon Street; and

WHEREAS, on August 5, 1999, the Department of Zoning granted an Exception, in File #99-174-ZE, to the owner of the property at 442-44 N. Sangamon Street, to reduce the north rear yard to 15' instead of 30' in order to allow the construction of a 41'6" x 116.47' three story office and six dwelling unit building; and

WHEREAS, a public hearing was held on the appeal application by the Zoning Board of Appeals at its regular meeting held on November 19, 1999; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a four dwelling unit building on the front of the lot and a two dwelling unit building at the rear of the lot; that the owner of the subject site property proposes to erect a three-story office and six dwelling unit building at the subject site; that testimony presented by the owner of the subject property indicates that without the Exception granting the reduction of the north rear yard to 15' instead of 30' he would have to build the proposed three-story and six dwelling unit building lot line to lot line in order to receive a reasonable return on the project; that no evidence was presented to indicate that the subject 3-story building negatively affects the property at 446 N. Sangamon Street; that the Board finds that the appellant failed to prove that the Zoning Administrator abused his discretion in the granting of said Exception herein; it is therefore

WHEREAS, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting an Exception be and it hereby is affirmed.

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

APPLICANT: Consuelo Tolson **CAL. NO.** 383-99-A

APPEARANCES FOR: Consuelo Tolson **MAP NO.** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 19, 1999

PREMISES AFFECTED- 3940 N. Ashland Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Consuelo Tolson., for Bud Lamb, owner, on September 27, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor on the 1st floor of a 2-story store and apartment building, in a B2-2 Restricted Retail District, on premises at 3940 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1999, 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 November 19, 1999; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 2-story store and apartment building; that the subject store premises has been previously occupied by business uses, the last use having been a hair salon, which used ceased operation six months ago; that the appellant seeks to establish a beauty parlor at the subject site; 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 a beauty parlor on the 1st floor of a 2-story store and apartment building, on premises at 3940 N. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Rocio Moreano **CAL. NO.** 384-99-A
APPEARANCES FOR: Fred Maier, Rocio Moreano **MAP NO.** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED- 4153 N. Lincoln Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rocio Moreano, for Paul J. Quetschke Realtors, owner, on September 28, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a reducing salon* and cosmetics boutique on the 1st floor of a 2-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 4153 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 8, 1999, 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 November 19, 1999; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 2-story store and apartment building; that the appellant seeks to establish a reducing salon and cosmetics boutique business at the subject site; that the appellant will offer massages, full body wraps, heat sauna treatments, etc. to clients; that the salon business is the primary operation at the site and that the cosmetic boutique business is complimentary and accessory to the salon operation; that the subject store premises has been previously occupied by business uses; 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 a reducing salon on the 1st floor of a 2-story brick store and apartment building, on premises at 4153 N. Lincoln Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

*Amended at the hearing

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

APPLICANT: Ralph A. Coleman **CAL. NO.** 385-99-A
APPEARANCES FOR: Ralph A. Coleman **MAP NO.** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED- 2351 E. 71st Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ralph A. Coleman, for Dr. Myra Handy, owner, on September 29, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor and nail salon on the 1st floor of a 2-story brick store building, in a B3-3 General Retail District, on premises at 2351 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1999, 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 November 19, 1999; and

WHEREAS, the district maps show that the premises is located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General 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 parlor and nail salon at the subject site; that the subject store premises has been previously occupied by business uses, the last use having been a beauty salon; 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 he is authorized to permit the establishment of a beauty parlor and nail salon on the 1st floor of a 2-story brick store and apartment building, on premises at 2351 E. 71st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Itny Inc.

CAL. NO. 386-99-A

APPEARANCES FOR:

MAP NO. 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

November 19, 1999

PREMISES AFFECTED- 1140 W. Grand Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kayissan Edwards

CAL. NO. 387-99-A

APPEARANCES FOR: None

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 19, 1999

PREMISES AFFECTED- 4709 N. Broadway

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: International Record Distributor / Guillermo Medina CAL. NO. 388-99-A

APPEARANCES FOR: MAP NO. 4-G

APPEARANCES AGAINST: MINUTES OF MEETING:

November 19, 1999

PREMISES AFFECTED- 1161 W. Cullerton Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 21, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

MINUTES OF MEETING

November 19, 1999

Cal. No. 388-98-S

David L. Goldstein, for Woodlawn East Community and Neighbors, Inc., applicant, presented a written request for an extension of time in construct the improvements for an off-site parking lot for 13 private passenger automobiles, on premises at 6147-49 S. Kenwood Avenue, to serve the apartment building at 6146 S. Kenwood Avenue, approved by the Board on December 18, 1998, in Cal. No. 388-98-S.

Mr. Goldstein stated that the applicant and its attorneys have been diligently working to complete the closing on the rehabilitation loans for the apartment building located at 6146 S. Kenwood Avenue with the five lenders but the process has proved more arduous than expected and therefore they have not been able to commence the rehabilitation of the aforesaid apartment building and construct the parking lot improvements. Mr. Goldstein stated further that he expects the loans to close before the end of 1999.

Chairman Spingola moved that the request be granted and the time for commencing the rehabilitation of the aforesaid apartment building and construction of the parking lot improvements be extended to December 18, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Kossiwa Yehouenou **CAL. NO.** 389-99-A
APPEARANCES FOR: Kossiwa Yehouenou **MAP NO.** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 19, 1999
PREMISES AFFECTED- 4421 N. Broadway
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kossiwa Yehouenou, for George Petroni, owner, on October 6, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hair braiding salon on the 1st floor of a 3-story brick building, in a B2-4 Restricted Retail District, on premises at 4421 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 13, 1999, 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 November 19, 1999; and

WHEREAS, the district maps show that the premises is located in a B2-4 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-4 Restricted Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the appellant seeks to establish a hair braiding salon at the subject site; that the subject store premises has been previously occupied by business uses; 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 hair braiding salon on the 1st floor of a 3-story brick multi-store and apartment building, on premises at 4421 N. Broadway; upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Harry Smith

CAL. NO. 390-99-A

APPEARANCES FOR: None

MAP NO. 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 4002-08 W. West End Avenue

November 19, 1999

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

MINUTES OF MEETING

November 19, 1999

Cal. No. 395-98-S

Thomas A. Horton, III, for Fernwood Congregation of Jehovah's Witnesses, applicant, presented a written request for an extension of time in which to establish an off-site parking lot for 32 private passenger automobiles, on premises at 10108-10 S. Vincennes Avenue, to serve a church located at 10134 S. Vincennes Avenue, approved by the Board on October 16, 1998, in Cal. No. 395-98-S.

Mr. Horton stated that the applicant has been delayed in completing the parking lot due to adjustments to the plans and obtaining the needed documents.

Chairman Spingola moved that the request be granted and the time in which to complete the aforesaid off-site parking lot be extended to October 16, 2000. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

November 19, 1999

Cal. No. 432-98-S

Lauren G. Robinson, for Community in Action, Inc., applicant, presented a written request for an extension of time in which obtain the necessary permit for the establishment of an off-site parking lot for 11 private passenger automobiles, on premises at 812-24 S. Springfield Avenue, to serve a 9 dwelling unit building located at 817-19 S. Springfield Avenue, approved by the Board on November 20, 1998, in Cal. No. 432-98-S.

Ms. Robinson stated that because the applicant is developing affordable housing in the building located at 817-19 S. Springfield Avenue various sources of public funds, including grants and low income housing tax credits, must be obtained. Due to unforeseen circumstances, including the necessity for additional tax credits to complete the development of the building, the applicant will not be able to obtain a building permit and begin construction on the premises within the one year validity period of the special use granted by the Board.

Chairman Spingola moved that the request be granted and the time in which to obtain the necessary permit for the establishment of the aforesaid off-site parking lot be extended to November 20, 2000. The motion prevailed by yeas and nays as follows:

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

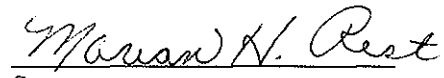
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

MINUTES OF MEETING

November 19, 1999

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, December 17, 1999.


Secretary