

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

APPLICANT: Ken Thiel
PEARANCES FOR: John A. Fritchey, Ken Thiel
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1054 N. Marshfield Avenue

CAL. NO. 2-00-Z
MAP NO. 3-H
MINUTES OF MEETING
 January 21, 2000

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 2 dormer additions to an existing 3-story 4 dwelling unit brick building whose north side yard will be .6' and whose south side yard will be 2.2' instead of 2.5' each and which additions would result in a 9% (331.84 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 Comprehensive Amendment to the zoning ordinance

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS.
 LE ROY K. MARTIN, JR.
 GIGI MC-CABE 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 January 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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: William James

CAL. NO. 3-00-Z

APPEARANCES FOR: William James

MAP NO. 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 1123-27 W. Chestnut 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 3-story with basement and 3 dwelling unit addition to an existing 3-story 4 dwelling unit building and which addition will have a front yard of 1' instead of 12' whose east side yard will be 3.67' instead of 7.25' and whose rear yard will be 28.87' instead 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE 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 January 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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: Bickerdike Redevelopment Corp. **CAL. NO.** 4-00-S
APPEARANCES FOR: Gary I. Wigoda **MAP NO.** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 3520 W. Dickens Avenue January 21, 2000

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 17 private passenger automobiles to serve an existing apartment building located at 3535 W. Dickens Avenue, in an R4 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 property 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 6a.)

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

MINUTES OF MEETING

January 21, 2000

Cal. No. 4-00-S

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

That a decorative 5 foot high solid wood fence shall be provided on the north lot line and on the west and east lot lines to screen the parking lot from abutting residential properties;

That striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential properties;

That ingress and egress shall be from W. Dickens Avenue; that there shall be no ingress nor egress from the alley abutting the site to the north; that the W. Dickens Avenue driveway shall be constructed in accordance with applicable ordinances;

That the applicant shall maintain a minimum 7 foot landscaped set back along W. Dickens Avenue and shall otherwise comply with the Chicago Landscape Ordinance as amended in June of 1999;

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: Bickerdike Redevelopment Corp.

CAL. NO. 5-00-Z

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 5-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 3520 W. Dickens Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District the establishment of an off-site parking lot for 17 private passenger automobiles whose front yard will be 3.7' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE 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 January 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 January 21, 2000, the Board approved, in Cal. No. 4-00-S, the establishment of an off-site parking lot for 17 private passenger automobiles at the subject site to served an existing apartment building at 3535 W. Dickens 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: Bickerdike Redevelopment Corp. CAL. NO. 6-00-S

APPEARANCES FOR: Gary I. Wigoda MAP NO. 5-J

APPEARANCES AGAINST: None MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 3641 W. Shakespeare 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 10 private passenger automobiles to serve an existing apartment building located at 3604-08 W. Shakespeare Avenue, in an R4 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 subject property shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking lot at any time;

(Additional conditions follow on page 8a.)

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

MINUTES OF MEETING

January 21, 2000

Cal. No. 6-00-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 drainage tiles to an established City of Chicago sewer;

That 5 foot high ornamental iron fencing shall be located on the north lot line, excepting the drive-way, on the rear half of the east lot line and on the south lot line, excepting the alley egress;

That striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential improvements; that a concrete wheel stop shall be provided for each parking space;

That ingress to the parking lot shall be from W. Shakespeare Avenue; that egress shall be via the public alley abutting the site to the south provided a waiver of the alley barrier requirement is obtained from the City Council; that the W. Shakespeare Avenue driveway shall be constructed in compliance with applicable ordinances;

That the applicant shall comply with the front yard requirements of the R4 General Residence District along the W. Shakespeare Avenue frontage and otherwise complies with the Chicago Landscape Ordinance as amended in June of 1999;

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: Diryawish Yaroo **CAL. NO.** 7-00-S
APPEARANCES FOR: Gary I. Wigoda, Diryawish Yaroo **MAP NO.** 17-1
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 21, 2000
PREMISES AFFECTED-- 6644 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 hand car wash facility in an existing 1-story brick building, in a C2-2 General Commercial District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 C2-2 General Commercial District; that the subject site is a 25' x 107.9' lot improved with a 1-story brick building with an overhead door at the rear of the building; that the applicant proposes to establish a hand car wash operation in the existing 1-story building; that the applicant testified that 12 automobiles can be handled on an hourly basis; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site; that the public health, safety and welfare will not be adequately protected in that the subject site does not contain sufficient space for the queuing of automobiles which may disrupt traffic on N. Western Avenue and cause potential safety hazards to pedestrian and vehicular traffic; that all vehicles will exit the building via the rear public alley which will also create traffic and safety hazards; that no evidence was presented to indicate that the proposed use will not caused substantial injury to the value of other property in the neighborhood; it is therefore

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

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

APPLICANT: Guy Gardner

CAL. NO. 8-00-S

APPEARANCES FOR: Langdon D. Neal, Guy Gardner

MAP NO. 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 26 E. 14th Place

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 24 dwelling unit addition to an existing 16 dwelling unit 4-story townhouse building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
R	E	F U S E D
X		

THE RESOLUTION:

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

CAL. NO. 9-00-Z

APPEARANCES FOR: Langdon D. Neal, Guy Gardner

MAP NO. 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 26 E. 14th Place

NATURE OF REQUEST-- 10' x 2 Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-3 Restricted Service District the erection of a 24 dwelling unit 4-story addition to an existing 4-story 16 townhouse unit building whose front yard will be 10' instead of 15' with the exception of a zero setback to allow for front stairs,* whose west rear yard will be 0' instead of 30'**, and with no provision for 1 required 5' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
R E F U S E D		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 June 16, 1995, the Board granted variations, in Cal. No. 150-95-Z, for the erection of a 5-level 32 dwelling unit townhouse building, at the subject site, whose east front yard will be 3 feet instead of 15', and with no north side yard and no west rear yard instead of 20 feet and 30 feet respectively; that on January 21, 2000, the Board approved, in Cal. No. 8-00-S, the establishment of dwelling units below the 2nd floor in a proposed 24 dwelling unit addition to an existing 4-story 16 dwelling unit townhouse building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

** As allowed by the Board in Cal. No. 150-95-Z

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

APPLICANT: LaSalle Bank N.A.

CAL. NO. 10-00-S

APPEARANCES FOR: Peter Rohow

MAP NO. 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 4150 N. Cicero Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a retail bank in an existing 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 18, 2000.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: Apostolic Church of God **CAL. NO.** 11-00-S

APPEARANCES FOR: William A. Miceli, Byron Brazier **MAP NO.** 16-D

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

PREMISES AFFECTED-- 6325 S. Dorchester 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 42* private passenger automobiles in a C1-3 Restricted Commercial District, to serve the church located at 6320 S. Dorchester Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 April 16, 1996, the Zoning Board of Appeals, in Cal. No. 133-96-S, approved the applicant's special use application for the establishment of an off-site accessory parking lot for 55 private passenger automobiles, at the subject site; that the testimony presented in Cal. No. 133-96-S is hereby made part of the record in the instant case; 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 comply with the plans prepared by Ray /Dawson, P.C., dated August 17, 1998, and that all applicable provisions of the Chicago Landscape Ordinance shall be complied with.

*Amended at the public hearing.

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

APPLICANT: Dharmesh Purohit **CAL. NO.** 12-00-S

APPEARANCES FOR: Katriina McGuire, Dharmesh Purohit **MAP NO.** 9-N

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

PREMISES AFFECTED-- 7171 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 expansion of an existing Dunkin Donuts drive-through facility by the erection of three 1-story additions to the existing 1-story building with 9 off-street parking spaces, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 elevations, site plan and landscaping plans of the proposed additions to the existing drive-through facility and the 9 off-street parking spaces shall be consistent with drawings prepared by Warren Johnson Architects, Inc., dated January 17, 2000;

That the drive-through lane's hours of operation shall be limited to the hours between 6:00 A.M. and 10:00 P.M.

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

APPLICANT: Bendelow Park Development, LLC

CAL. NO. 13-00-S

APPEARANCES FOR: Patrick E. Brady

MAP NO. 12-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 21, 2000

PREMISES AFFECTED-- 6156-62 S. Archer Avenue

NATURE OF REQUEST- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed retail bank in an existing 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 banking facility shall be constructed and landscaped consistent with the site plan, landscape plan and elevation drawings prepared by De Stefano and Partners, dated January 17, 2000.

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

APPLICANT: Met Partners, Inc. **CAL. NO.** 14-00-Z

APPEARANCES FOR: Howard Kilberg, Thomas J. Murphy, Barry Paddor **MAP NO.** 1-G

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

PREMISES AFFECTED-- 1431 W. Lake Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial Manufacturing District, the establishment of a tavern and public place of amusement in an existing 1 & 2-story brick building with no provision for one 10' x 25' required loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE 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 January 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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: Met Partners, Inc. **CAL. NO.** 15-00-S

APPEARANCES FOR: Howard Kilberg, Thomas J. Murphy, Barry Paddor **MAP NO.** 1-G

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

PREMISES AFFECTED-- 1457 W. Lake Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 68 private passenger automobiles to satisfy the parking requirement for a proposed tavern and public place of amusement located at 1431 W. Lake Street, in a C3-3 Commercial Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 January 21, 2000, the Board granted, in Cal. No. 14-00-Z, the applicant's variation application to permit the establishment of a tavern and public place of amusement in an existing 1 and 2-story brick building at 1431 W. Lake Street, with no provision for one 10' x 25' required loading berth; that the applicant is seeking in the instant application the establishment of an off-site parking lot at the subject site for 68 private passenger automobiles to satisfy the parking requirements for the aforesaid tavern and public place of amusement; 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 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;

(Additional conditions follow on page 17a.)

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

MINUTES OF MEETING

January 21, 2000

Cal. No. 15-00-S

That decorative wrought-iron type metal fencing shall be provided along the W. Lake Street frontage and along the W. Randolph Street frontage, excepting the driveway; that wheel stops shall be provided on the east property line;

That striping and lighting shall be provided;

That ingress and egress shall be from the driveway located on W. Randolph Street; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the W. Randolph Street driveway 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: Met Partners, Inc. **CAL. NO.** 16-00-Z

APPEARANCES FOR: Howard Kilberg, Thomas J. Murphy, Barry Paddor **MAP NO.** 1-G

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

PREMISES AFFECTED-- 1457 W. Lake Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial Manufacturing District, the establishment of an off-site parking lot for 68 private passenger automobiles to satisfy the parking requirement for a proposed tavern and public place of amusement who will use said parking lot between the hours of 6:00 p.m. to 6:00 a.m. seven days a week and which lot is shared with Login Brothers Book Co. located at 1436 W. Randolph Street.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE 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 January 21, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 31, 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 January 21, 2000, the Board approved, in Cal. No. 15-00-S, the applicant's special use application for the establishment of an off-site parking lot for 68 private passenger automobiles at the subject site to satisfy the parking requirement for a proposed tavern and public place of amusement to be located at 1431 W. Lake Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Zofia Czarnecki

CAL. NO. 17-00-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 9-M

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 21, 2000

PREMISES AFFECTED- 5950-52 W. Belmont Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Camille Gonder

CAL. NO. 18-00-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 9-P

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 21, 2000

PREMISES AFFECTED- 3625 N. Panama Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 19, 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: Sandi Kaczmark

CAL. NO. 19-00-A

APPEARANCES FOR: None

MAP NO. 24-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 21, 2000

PREMISES AFFECTED- 9851 S. Wood Street

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: Theresa T. Thompson **CAL. NO.** 20-00-A
APPEARANCES FOR: Theresa T. Thompson, Ernst Walter **MAP NO.** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 21, 2000
PREMISES AFFECTED- 1109 W. Berwyn Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Theresa T. Thompson, for Ernst A. Walter, owner, on November 4, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in an existing 1-story store building, in a B2-4 Restricted Retail District, on premises at 1109 W. Berwyn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 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 January 21, 2000; 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 an existing 1-story multi-store building; that the appellant seeks to establish a beauty parlor in the subject store premises; that the appellant will be the manager of the proposed beauty parlor and will employ several other cosmetologists to perform the services provided by the beauty parlor; that the subject store premises has been previously occupied by business uses, the last use having been a lingerie boutique; 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 in an existing 1-story store building, on premises at 1109 W. Berwyn Avenue, upon condition that the hours of operation shall be limited to the hours between 11:00 A.M. and 7:00 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: Larry Villarreal **CAL. NO.** 21-00-A
APPEARANCES FOR: Larry Villarreal, Alan Winner **MAP NO.** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 21, 2000
PREMISES AFFECTED- 3948 W. 26th Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Larry Villarreal, for Atlantic Mall Corp., owner, on November 5, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an adult training (school) facility in a 2-story brick building, in a B3-3 General Retail District, on premises at 3948 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 21, 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 8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2000; 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 building occupied by a mini-mall; that on November 20, 1999, the Board sustained an appeal filed by the appellant in the instant case for the approval of the establishment of a beauty parlor at the subject site, in Cal. No. 448-98-A; that the appellant proposes to lease a store premises to Alan Winner / Government Careers Center, Inc. for the purpose of establishing an adult training facility; that the testimony presented indicates that the lessee proposes to provide test preparation for job and career placement and training to enrollees for federal and state exams such as civil service, postal and law enforcement; that the appellant will also provide help on completing job application forms and interview training; that typical training sessions will be held two or three times during week days and evenings and also on Saturdays; that the proposed use will employ four persons; that the appellant contends that the proposed use is similar to a college entrance exam training facility; that the Board finds that the very words used in testimony by the lessee such as "enrollment, fees, tuition, classes," indicates that the proposed use is a school; that a school

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

MINUTES OF MEETING

January 21, 2000

Cal. No. 21-00-A

is not a permitted use in a B3-3 General Retail District; that under Section 8-4-3 the Board has no authority to permit the use requested; it is therefore

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

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
January 21, 2000

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
MARCH 17, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
R	E	F U S E D
X		
X		
X		

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

APPLICANT: Elite Labor Services, Ltd.

CAL. NO. 353-99-A

APPEARANCES FOR: Christina Fazio

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3252 W. 55th Street

January 21, 2000

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Tandem Staffing for Industry

CAL. NO. 355-99-A

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 21, 2000

PREMISES AFFECTED- 1667 N. Western Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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: Christina Fazio MAP NO. 4-H

APPEARANCES AGAINST: MINUTES OF MEETING:
January 21, 2000

PREMISES AFFECTED- 1854 W. 18th Street

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

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: Victor Estrada

CAL. NO. 303-99-S

APPEARANCES FOR: None

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING
January 21, 2000

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 DISMISSED FOR WANT
OF PROSECUTION.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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:**
January 21, 2000

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
MAY 19, 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: Itny Inc.

CAL. NO. 386-99-A

APPEARANCES FOR:

MAP NO. 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 21, 2000

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
MARCH 17, 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: 2913 N. Lincoln Avenue Corp. d/b/a Witt's . **CAL. NO.** 379-99-S
APPEARANCES FOR: Gary I. Wigoda, Scott Johnson **MAP NO.** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 January 21, 2000
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--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 January 21, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 applicant shall install soundproofing in the walls of the new 2nd floor space to deaden any noise from the tavern / restaurant.

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
January 21, 2000

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
APRIL 14, 2000.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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
January 21, 2000

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
APRIL 14, 2000.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: Midwest Wrecking Co.

CAL. NO. 197-99-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 21, 2000

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
APRIL 14, 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: Joseph Halzel
APPEARANCES FOR: John J. Pikarski, Jr. , et al
APPEARANCES AGAINST: Stephanie Uhlarik, et al
PREMISES AFFECTED-- 159-63 N. Halsted Street

CAL. NO. 315-99-S

MAP NO. 1-F

MINUTES OF MEETING
January 21, 2000

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

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 19, 2000

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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

January 21, 2000

Cal. No. 356-99-A

John J. Pikarski, Jr., for Carroll & Sons, Inc., owner of the property at 836-38 W. Fullerton Avenue, presented a written Motion to Reconsider the decision rendered by the Zoning Board of Appeals on October 15, 1999, on the Objector's Appeal filed by Robert S. Reda, owner of the property at 842 W. Fullerton Avenue pertaining to the decision of the Office of the Zoning Administrator in granting an Exception to reduce the west side yard to 2.5' instead of 5' to permit the erection of two 25' x 19.5' three car garages attached to a proposed 8 dwelling unit building in an R5 General Residence District, on premises at 836-38 W. Fullerton Avenue, which appeal was sustained.

Mr. Pikarski stated that the Motion to Reconsider is based on the fact that Mr. Brendan Carroll, President of Carroll & Sons, Inc., never received notice of the Zoning Board of Appeals' proceeding against him and consequently could not present a defense to the objector's claims.

Chairman Spingola moved that the Motion to Reconsider be denied. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 21, 2000

Cal. No. 51-99-Z

Patrick T. Brankin, for Greg Ozog, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 2-story enclosed porch and a 3-story open porch addition to the rear of a 3-story 2 dwelling unit building on a through lot additionally improved with a 2-story frame residence at 2740 N. Kenmore Avenue, which addition will have a north side yard of 0.42' instead of 2.4', in an R4 General Residence District (S.D. #1), on premises at 2719 N. Seminary Avenue, which application was approved by the Board on February 19, 1999, in Cal. No. 51-99-Z.

Mr. Brankin stated that the applicant is requesting an extension of time due to significant delays encountered during the building permit review process.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to January 19, 2001. 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

January 21, 2000

Cal. No. 20-99-S

Darnell Brown, for Shining Star M. B. Church #2, applicant, presented a written request for an extension of time for the establishment of a church with 104 seats and required parking on site, in a B4-1 Restricted Service District, on premises at 1250-54 W. 103rd Street, approved by the Board on January 15, 1999, in Cal. No. 20-99-S.

Chairman Spingola moved that the request be granted and the time for establishing the aforesaid church be extended to January 15, 2001. 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

January 21, 2000

Cal. No. 374-98-S

Ira B. Lauter, for Centrum Equities, Inc., applicant, presented a written request for an extension of time in which to complete the financing for the establishment of a drive through facility in a proposed Walgreens drug store, on premises at 730-48 W. Garfield Boulevard, approved by the Board on January 15, 1999, in Cal. No. 374-98-S..

Mr. Lauter stated that on January 15, 1999, the Zoning Board of Appeals granted a special use for the aforesaid drive through facility to Centrum Equities, Inc, which through an affiliated entity, Garfield-Halsted, L.L.C. acquired the subject property. Garfield-Halsted, L.L.C. has applied for a City of Chicago Empowerment Zone Grant to aid in the financing of the project. The applicant anticipates a final decision from the Department of Planning and Development in January, 2000.

Chairman Spingola moved that the request be granted and the time for completing the financing of the aforesaid drive through be extended to January 15, 2001. 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

January 21, 2000

Cal. No. 338-98-S

Daryl R. Berry, for Shiloah Baptist Church, applicant, presented a written request for an extension of time in which to establish an off-site parking lot for 42 private passenger automobiles, on premises at 9203 S. Ashland Avenue, to serve a church located at 9211 S. Justine Avenue, approved by the Board on September 18, 1998, in Cal. No. 338-98-S.

Mr. Berry stated that the project had been postponed due to lack of funding but that the applicant church now wishes to proceed.

Chairman Spingola moved that the request be granted and the time for obtaining necessary zoning approval and permits be extended to September 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

MINUTES OF MEETING

January 21, 2000

Cal. No. 300-98-S

Robert J. Slobig, for Gonzales Construction Company, applicant, presented a written request for an extension of time in which to obtain a building permit and commence construction of a waste transfer facility in a proposed 1-story 12,000 square foot building, in an M2-3 General Manufacturing District, on premises at 4626 W. 42nd Street, approved by the Board on August 21, 1998, in Cal. No. 300-98-S.

Mr. Slobig stated that in addition to the approval of a special use by the Zoning Board of Appeals, the issuance of permits by the City of Chicago Department of the Environment and the State of Illinois Environmental Protection Agency are required. At the time the applicant came before the Zoning Board of Appeals in 1998, the City's Department of Environment had already issued its original permit to the applicant, but the Illinois EPA had not yet acted. Although the applicant diligently pursued its application before the Illinois EPA, the agency did not take final action on the application until December 30, 1999, after several requests for additional information and deadline extensions, with which the applicant cooperated. Mr. Slobig further stated that the Illinois EPA has granted the applicant's permit to develop the proposed facility and that the applicant is now able to complete the permitting process for the development of the facility and begin construction.

Chairman Spingola moved that the request be granted and the time for obtaining a building permit and commencing construction of the aforesaid waste transfer facility be extended to August 21, 2000. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

January 21, 2000

Cal. No. 54-96-S

Mark A. Vajdik, for Scarlett's G.P., Inc., presented a written motion to amend the restrictions enumerated in the resolution granted by the Zoning Board of Appeals on May 1, 1996, in Cal. No. 54-96-S, for the establishment of an Adult Use (adult entertainment cabaret) on the 2nd floor of a 1, 2 and 3-story brick building, in a C3-5 Commercial-Manufacturing District, on premises at 750 S. Clinton Street.

Mr. Vajdik stated that among the restrictions currently in force are:

- a.. "That the patrons of the facility shall not be less than 21 years of age."
- b. "That a minimum of two trained security officers shall be on duty during the hours of 11:00 a. m. to 5:00 p.m. and that five security officers shall be on duty during the peak hours of 5:00 p.m. to 4:00 a.m. with at least one of the officers employed for security outside the club...."
- c. "That the special use granted herein shall run only to George J. Vajdik and Mark A. Vajdik and Scarlett's G.P., Inc., an Illinois corporation, provided George J. Vajdik and Mark A. Vajdik are, and remain, the sole shareholders of the corporation, but that the said George J. Vajdik and Mark A. Vajdik may establish an Illinois Limited Partnership in which the corporation, Scarlett's G.P., Inc. is, and remains, the General Partner."

Mr. Vajdik stated, in regards to restriction "a", that all other similar adult uses, with one exception that has a full liquor bar, allow patrons who have attained age 18, and that the said restriction affords such other adult use establishments an unfair trade advantage. Moreover, there is no rational basis for limiting the age limit on only one adult use.

Mr. Vajdik stated, in regards to restriction "b", that no other adult use has a license enforced policy as to the number of employees it must maintain for any given shift. That Scarlett's, to date, has no license violations. That there is no rational basis for not allowing Scarlett's G.P., Inc. to dictate the number of security officers it employs at any given time based on actual security needs, and, that often the number of security officers outnumbers the number of customers.

Mr. Vajdik stated, in regards to restriction "c", that evidence was presented at the original hearing of the applicant's ability and intent to become a public corporation. The restriction of ownership on corporate stock prevents the entity from further pursuing the option of becoming a publicly traded company and that there no longer exists a rational basis for the restriction on ownership.

Chairman Spingola moved that the written motion to amend restrictions enumerated in the resolution granted by the Zoning Board of Appeals on May 1, 1996 be denied. Chairman Spingola stated the amendment requests are an expansion of the existing use at the subject site and, as such, the applicant is required to file a new special use application with the Board. The motion prevailed by yeas and nays as follows:

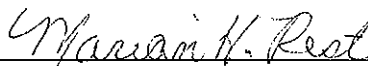
Yeas- Spingola, Crowe, Konstantelos, Martin, McCabe-Miele. Nays- None.

MINUTES OF MEETING

January 21, 2000

Member Martin moved that the Board do now adjourn.

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


Secretary