

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Chambers, 2nd Floor, City Hall, May 19, 2000
at 9:00 A.M. and 2:00 P.M.

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

Joseph J. Spingola
Chairman

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

MINUTES OF MEETING

May 19, 2000

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on April 14, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Marquette National Bank, Tr. #14648

CAL. NO. 131-00-Z

APPEARANCES FOR: Mark J. Kupiec, Jerry Flannery

MAP NO. 12-L

APPEARANCES AGAINST: Ralph J. Muller

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 5826 W. 54th Place

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 brick masonry 6 dwelling unit condo building, whose front yard will be 7.5' instead of 15' and whose east side yard will be 0.5' instead of 4', and who no provision for one required 10' x 25' loading berth.*

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a vacant 40' x 168' lot with no alley access; that the applicant seeks to erect a 3-story 6 dwelling unit condo building with some on site parking spaces located in a portion of the front yard and a driveway located on the west property line for access to two garages at the rear of the proposed building; that no evidence was presented to indicate that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is self-created; that the proposed 6 dwelling unit building with parking in the required front yard and a curb cut onto W. 54th Place is not compatible with existing residential improvements and will alter the essential character of the locality; it is therefore

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

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

APPLICANT: Marquette National Bank, Tr. #14648 **CAL. NO.** 132-00-Z
APPEARANCES FOR: Mark J. Kupiec, Jerry Flannery **MAP NO.** 12-L
APPEARANCES AGAINST: Ralph J. Muller **MINUTES OF MEETING**
PREMISES AFFECTED-- 6047 S. Archer Avenue May 19, 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 a 3-story brick and masonry 9 dwelling unit condo building with no east side yard instead of 4'.

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 40' x 258' lot improved with a 1-story frame residential building; that the applicant proposes to demolish the residential building and erect a 3-story brick and masonry 9 dwelling unit condo building at the 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 variation requested is necessary to erect an economically viable residential development containing dwelling units with adequate living space; that the plight of the owner is due to the extremely long narrow lot; and that the proposed 3-story 9 dwelling unit building will be compatible with existing improvements on S. Archer Avenue 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: Jasper Construction

CAL. NO. 133-00-Z

APPEARANCES FOR: James J. Banks

MAP NO. 13-J

APPEARANCES AGAINST: H. Reed Harris

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 5349 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 erection of a 4-story with basement 10 dwelling unit brick building whose front yard will be 7.5' instead of 15' and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 49.87' x 150' lot improved with a 2 ½ story frame residential building; that the City Council rezoned the subject site on February 29, 2000 from R6 General Residence to R5 General Residence; that the applicant proposes to erect a 4-story with basement 10 condominium dwelling units at the subject site; that on-site parking will be provided for 15 automobiles at the rear of the property; that a portion of the on-site parking will be provided by a masonry garage with four lifts which will provide parking space for 8 vehicles; that no evidence was presented to indicate that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is self-created in that front yard space has been sacrificed in order to provide an excess of required off-street parking spaces at the rear of the site; that the proposed 4-story with basement 10 dwelling unit building, as designed, will not be compatible with existing improvements in this block of N. Kenmore Avenue; and that the variations, if granted, will alter the essential character of the locality; it is therefore

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

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

APPLICANT: Scott Maier
PEARANCES FOR: Scott Maier
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1143 W. 17th Street

CAL. NO. 134-00-Z

MAP NO. 4-G

MINUTES OF MEETING
May 19, 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 a 2nd floor addition to the front of an existing 2-story store and apartment building in the conversion to a single family dwelling, with no front yard instead of 14.8'.

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Home of Life M.B, Church

CAL. NO. 135-00-Z

PEARANCES FOR: Rev. Johnny Henderson

MAP NO. 1-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 4650 W. Madison Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story masonry church and day care center building with no front yard instead of 15' and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Metzler / Hull Development Corp. **CAL. NO.** 136-00-Z
APPEARANCES FOR: Jack Guthman, Scott Borstein, Jay Metzler **MAP NO.** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1823 N. Cleveland Avenue May 19, 2000

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District S.D. #19 Sub "A", the erection of a 3-story brick and masonry single family dwelling whose front yard will be 11' instead of 14.85', whose south side yard will be 2' instead of 2.4', and whose north side yard will be 1' instead of 2.4'.

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		
R e c u s e d		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: St. James Lutheran Church UAC, Inc. **CAL. NO.** 137-00-Z
APPEARANCES FOR: Jack Guthman, Scott Borstein **MAP NO.** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 2101 N. Fremont Street May 19, 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 an 8,985 sq.ft. 3-story and 4th floor addition to the existing 3-story brick private school facility with no front yard instead of 15', whose rear yard will be 27' instead of 30', whose maximum floor area ratio will be 2.3 instead of 1.2, and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Emmet Holden

CAL. NO. 138-00-Z

APPEARANCES FOR: James J. Banks, Emmet Holden

MAP NO. 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 1901 N. Dayton 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 brick and masonry single-family dwelling whose front yard will be 8'* instead of 15', and whose north side yard will be 2' instead of 2.5'.

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 hearing.

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

APPLICANT: Pat Gibbons **CAL. NO.** 139-00-Z
APPEARANCES FOR: James J. Banks, Pat Gibbons **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 3838 N. Clark Street May 19, 2000

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story brick 8 dwelling unit building, whose front yard will be 5.72' instead of 15', whose south side yard will be 5.03', whose north side yard will be 4.97' instead of 5.96' each, and with no provision for one required 10' x 25' loading berth,

ACTION OF BOARD--

THE VOTE

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Pat Gibbons **CAL. NO.** 140-00-Z
PEARANCES FOR: James J. Banks, Pat Gibbons **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 3844 N. Clark Street May 19, 2000

NATURE OF REQUEST— Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story brick 7 dwelling unit building whose front yard will be 5.72' instead of 15', whose south side yard will be 3.09', whose north side yard will be 4.98' instead of 5' each, and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Joseph Perinovic

CAL. NO. 141-00-Z

APPEARANCES FOR: John J. Pikarski, Jr., Joseph Perinovic

MAP NO. 7-H

APPEARANCES AGAINST: H. Reed Harris

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 3050 N. Paulina 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 single-family dwelling whose north side yard will be 2.5' instead of 3', and whose rear yard will be 12' instead of 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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that on March 15, 2000, the City Council rezoned the subject site from R3 General Residence to R4 General Residence specifically for the proposed 3-story single-family residence building; that the subject site is an unimproved 30.83' x 48.32' lot located on the southwest corner of N. Paulina Street and W. Barry Avenue; that the proposed single-family residence is one of four similar single-family residences to be constructed on sites located at 3050 to 3056 N. Paulina Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide adequate living space in the proposed single-family residence; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed single-family residence will be compatible with existing residential improvements on this block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Joseph Perinovic

CAL. NO. 142-00-Z

PEARANCES FOR: John J. Pikarski, Jr., Joseph Perinovic

MAP NO. 7-H

APPEARANCES AGAINST: H. Reed Harris

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 3052 N. Paulina 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 single-family dwelling whose north side yards will be 2.5' each instead of 3' each, and whose rear yard will be 12' instead of 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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that on March 15, 2000, the City Council rezoned the subject site from R3 General Residence to R4 General Residence specifically for the proposed 3-story single-family residence building; that the subject site is an unimproved 31.75' x 48.37' lot located on the southwest corner of N. Paulina Street and W. Barry Avenue; that the proposed single-family residence is one of four similar single-family residences to be constructed on sites located at 3050 to 3056 N. Paulina Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide adequate living space in the proposed single-family residence; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed single-family residence will be compatible with existing residential improvements on this block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Joseph Perinovic

CAL. NO. 143-00-Z

PEARANCES FOR: John J. Pikarski, Jr., Joseph Perinovic

MAP NO. 7-H

APPEARANCES AGAINST: H. Reed Harris

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 3054 N. Paulina 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 single-family dwelling whose north and south side yards will be 2.5' each instead of 3' each, and whose rear yard will be 12' instead of 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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that on March 15, 2000, the City Council rezoned the subject site from R3 General Residence to R4 General Residence specifically for the proposed 3-story single-family residence building; that the subject site is an unimproved 31.75' x 48.37' lot located on the southwest corner of N. Paulina Street and W. Barry Avenue; that the proposed single-family residence is one of four similar single-family residences to be constructed on sites located at 3050 to 3056 N. Paulina Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide adequate living space in the proposed single-family residence; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed single-family residence will be compatible with existing residential improvements on this block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Joseph Perinovic **CAL. NO.** 144-00-Z

APPEARANCES FOR: John J. Pikarski, Jr., Joseph Perinovic **MAP NO.** 7-H

APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING**
May 19, 2000

PREMISES AFFECTED-- 3056 N. Paulina 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 single-family dwelling whose south side yard will be 2.5' instead of 3', and whose rear yard will be 12' instead of 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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District; that on March 15, 2000, the City Council rezoned the subject site from R3 General Residence to R4 General Residence specifically for the proposed 3-story single-family residence building; that the subject site is an unimproved 30.04' x 48.36' lot located on the southwest corner of N. Paulina Street and W. Barry Avenue; that the proposed single-family residence is one of four similar single-family residences to be constructed on sites located at 3050 to 3056 N. Paulina Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide adequate living space in the proposed single-family residence; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed single-family residence will be compatible with existing residential improvements on this block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Luis Diaz **CAL. NO.** 145-00-A

APPEARANCES FOR: Gary I. Wigoda, Luis Diaz **MAP NO.** 5-M

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2000

PREMISES AFFECTED- 2160 N. Mason Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Luis Diaz, owner on March 22, 2000. filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2nd story addition to an existing guest house on the rear of the lot additionally improved with a single-family dwelling on the front of the lot, which addition will increase the floor area of the rear building to 820 sq.ft., in an R3 General Residence District, on premises at 2160 N. Mason Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story frame single-family dwelling on the front of the lot and a 2-story frame building at the rear of the lot; that the said addition increases the floor area of the rear building to 820 sq. ft. and that said addition was erected without the required building permit; that the appellant contends that the rear building is a "guest house" which is occupied by his mother when she visits the appellants and stays several months; that the appellant contends that the guest house is not a dwelling unit in that it contains no kitchen facilities; that the Board finds that the said use is not permitted under Section 5.5 of the zoning ordinance which states that "except in the case of planned developments, not more than one principal detached residential building shall be located on a zoning lot, nor shall a principal detached residential building be located on the same zoning lot with any other principal building"; it is therefore

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

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

APPLICANT: Luis E. Diaz **CAL. NO.** 146-00-Z
PEARANCES FOR: Gary I. Wigoda, Luis E. Diaz **MAP NO.** 5-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 2160 N. Mason Avenue May 19, 2000

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a partial 2nd story addition to an existing 1-story frame guest house on the rear of the lot additionally improved with a 1 ½ story single family dwelling on the front of the lot and which addition will have a rear yard of 24.75' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R3 General Residence District; that on May 19, 2000, the Zoning Board of Appeals denied, in Cal. No. 145-00-A, the applicant's appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2nd story addition to an existing guest house on the rear of the lot additionally improved with a single-family dwelling on the front of the lot, which addition will increase the floor area of the rear building to 820 sq.ft.; that the denial by the Board of the aforesaid appeal negates the need for the variation requested in the instant case; it is therefore.

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

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

APPLICANT: Mother To Mother, Inc.

CAL. NO. 147-00-S

APPEARANCES FOR: Angel M. Eison

MAP NO. 4-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 3242 W. Ogden Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for homeless women and children in an existing 3-story brick building, in a C1-2 Restricted 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 May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a C1-2 Restricted Commercial District; that the subject site is improved with a 3-story brick building; that the subject transitional residence for 8 homeless women and their children has been in operation at the subject site for the past three years; that the applicant is now seeking special use approval for the said use; that the applicant provides housing, counseling, educational assistance, parenting classes and other programs to assist clients to independent living; that professional staff is on duty 24 hours a day, 7 days a week; that security is provided; that all clients must abide by rules and regulations and must sign a contractual agreement before acceptance as a resident; that the length of residence by a client may be up to 2 years but is reviewed in 6 month increments; that drugs, alcohol, and weapons are strictly prohibited; 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; (Additional conditions follow on page 20a.)

MINUTES OF MEETING

May 19, 2000

Cal. No.147-00-S

That no drugs, alcohol or weapons shall be permitted at the site;

That professional staff personnel shall be on duty at the subject site 24 hours daily;

That security systems and/or personnel shall be provided on site; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence for up to 8 women and their children or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Westside Christian Center **CAL. NO.** 148-00-S
APPEARANCES FOR: Melvin Owens **MAP NO.** 3-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
May 19, 2000
PREMISES AFFECTED-- 5620 W. Chicago 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 160 seat church with a 1-story 715 sq.ft. addition to the rear of the existing 1-story church building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on June 20, 1997, the Board approved the establishment of a 160-seat church in a 1-story brick building at the subject site, and the establishment of off-site accessory parking on leased land for 15 private passenger automobiles at 5617-27 W. Chicago Avenue; that the testimony presented in Cal. Nos. 204-97-S and 205-97-S are hereby made part of the record in this case; that the applicant in this case seeks to erect a 1-story 715 sq.ft. addition to the existing 1-story church building, which addition will contain pastor's office, washrooms, and accounting office; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the required accessory parking for 15 private passenger automobiles, as provided for in Cal. No. 205-97-S, shall continue to be located at 5617-27 W. Chicago Avenue under the terms of the lease agreement; and that the church's required parking shall be provided at all times pursuant to Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Elite Labor Services on 55th, Ltd. **CAL. NO.** 149-00-S
PEARANCES FOR: Christina Fazio, Gary H. Cole **MAP NO.** 12-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 3248-54 W. 55th Street* **May 19, 2000**

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in an existing 1-story multi-store building, with parking on site, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: Flash Auto Wreckers, Ltd.

CAL. NO. 150-00-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 5036 W. Lake Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a junk yard, in an M2-1 General Manufacturing District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 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: Fausto & Josefina Calderon

CAL. NO. 151-00-Z

PEARANCES FOR:

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 2759 S. Pulaski Road

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the location of a public place of amusement in conjunction with an existing 1-story tavern located within 125' of an R3 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 21, 2000.

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		

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

APPLICANT: Fausto & Josefina Calderon

CAL. NO. 152-00-S

APPEARANCES FOR:

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 2800-02 S. Pulaski Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for up to 20 private passenger automobiles, in a B4-2 Restricted Service District, to satisfy the off-site parking requirements for a public place of amusement located at 2759 S. Pulaski Road.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 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: Fausto & Josefina Calderon

CAL. NO. 153-00-Z

PEARANCES FOR:

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 2800-02 S. Pulaski Road

May 19, 2000

NATURE OF REQUEST— Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the establishment of an off-site parking lot to serve the proposed public place of amusement located at 2759 S. Pulaski Road, whose transitional front yard will be 7' instead of 20'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 21, 2000.

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		

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

APPLICANT: Steve J. Economou **CAL. NO.** 154-00-S
APPEARANCES FOR: Thomas S. Moore, John Economou **MAP NO.** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
May 19, 2000
PREMISES AFFECTED-- 5959 W. Diversey 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 new 1-story Dunkin Donuts restaurant, with on site parking, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is 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 / restaurant shall be constructed in substantial compliance with the site and landscaping plans and elevation drawings prepared by James Economou and Associates, dated April 4, 2000.

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

APPLICANT: United Temps

CAL. NO. 155-00-S

APPEARANCES FOR: James J. Banks, Michael Graney

MAP NO. 4-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 2904 W. Cermak Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in an existing 1-story multi-store building, with on site parking, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is 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: Radha K. and Indira D. Nair

CAL. NO. 156-00-S

APPEARANCES FOR:

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 5218-24 N. Northwest Highway

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed 1-story Burger King Restaurant on a lot also improved with a 1-story multi-store building and 48 on-site parking spaces, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 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: Eric Williams

CAL. NO. 157-00-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 1410 N. Milwaukee Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with an existing jewelry store in a 2-story brick building, in a B5-3 General Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 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: Mark Thomas

CAL. NO. 158-00-S

APPEARANCES FOR: John A. Fritchey, Mark Thomas

MAP NO. 9-G

APPEARANCES AGAINST: H. Reed Harris

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 3226 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 body piercing facility in an existing 1 & 2-story building, in an B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is improved with a 1-story brick retail building known as "The Alley"; that the applicant is seeking a special use for the approval of body piercing at the subject site, which body piercing activity will be performed by a licensed professional body piercing expert to be hired by the applicant; that the applicant will not perform body piercing procedures; that the body piercing activity will be done in an enclosed area with minimal signage advertising the use and will constitute less than 2% of the retail business at the premises; that the proposed use is necessary for the public convenience at this location to satisfy the growing popularity of body piercing within the community; that the proposed use will be performed by a licensed professional body piercing expert in such a manner to insure that the public health, safety and welfare will be protected; that the proposed use will be compatible with existing business improvements in the neighborhood and will not cause substantial injury to the value of other property in the neighborhood; 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 no tattoo work shall be performed at the subject premises; that the hours of operation of the body piercing use shall be limited to the hours of operation of the existing retail business uses at the subject site.

Amended at the public hearing.

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

APPLICANT: Richard and Charmaine Zarzycki **CAL. NO.** 159-00-S

PEARANCES FOR: Mark. J. Kupiec, Charmaine Zarzycki **MAP NO.** 12-K

APPEARANCES AGAINST: None **MINUTES OF MEETING**
May 19, 2000

PREMISES AFFECTED-- 5028 S. Keeler Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 14 private passenger automobiles, in an R3 General Residence District*, to serve an existing funeral parlor located at 5088 S. Keeler 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 May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is 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;

*Amended.

(Additional conditions follow on page 32a.)

MINUTES OF MEETING

May 19, 2000

Cal. No. 159-00-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 5' high decorative wrought-iron type metal fence and greenery shall be provided on the north lot line to screen the parking lot from abutting residential property;

That a 20' landscaped setback shall be provided on the east property line; that all landscaping installed shall be consistent with the landscape plan prepared by M.A.G. Architects, dated May 19, 2000;

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

That ingress and egress shall be from public alleys abutting the site to the south and west, provided waivers of the alley barrier requirements are obtained from the City Council;

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

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

APPLICANT: Howard Peeples & Donnie Hackler*

CAL. NO. 160-00-A

APPEARANCES FOR: Howard Peeples & Donnie Hackler

MAP NO. 22-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 19, 2000

PREMISES AFFECTED- 152 W. 95th 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, Howard Peeples & Donnie Hackler, for Barbara Kite, owner, on March 3, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in an existing 1-story store building, in a B2-1 Restricted Retail District, on premises at 152 W. 95th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick store building; that the appellants seek to establish a barber shop at the subject site; that testimony presented indicates that the subject store premises has been previously occupied by business uses, the last use having been a graphics printing shop; that the change of use to a barber shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their 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 barber shop in an existing 1-story store building, on premises at 152 W. 95th Street, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

* Amended at the hearing.

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

APPLICANT: Magges African Hair Braiding

CAL. NO. 161-00-A

PEARANCES FOR: Thiarem M. and Assane Niang

MAP NO. 14-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 19, 2000

PREMISES AFFECTED- 6244 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Magges African Hair Braiding, for Crown Realty Management Co., owner, on March 7, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor (hair braiding) in an existing 3-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 6244 S. Western Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; 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 3-story brick store and apartment building; that the appellants propose to establish a beauty parlor specializing in African hair braiding only in the subject store premises; 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 appellants have established the basis of their 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 (hair braiding) in an existing 3-story brick store and apartment building, on premises at 6244 S. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7:00 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: Daphne Davis

CAL. NO. 162-00-A

APPEARANCES FOR: Daphne Davis

MAP NO. 18-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 19, 2000

PREMISES AFFECTED- 435 E. 75th 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. SPINOSA
BRIAN L. CROWS
DIMITRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Daphne Davis, for Jones, Jones and Sons, owner, on February 28, 2000, 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 2-story store and apartment building, in a B2-1 Restricted Retail District, on premises at 435 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 28, 2000 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the testimony presented indicates that the subject beauty parlor has been located at the subject site for the past 4 years; that on September 1, 1999, the City Council rezoned the subject site from B4-1 Restricted Service District to B2-1 Restricted Retail District zoning thereby rendering the use at the subject site non-conforming; that the appellant has a right to continue the use of the premises as a beauty parlor; that no violation of the zoning ordinance exists nor is intended 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 2-story store and apartment building, on premises at 435 E. 75th Street, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 7:00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago all be complied with before a permit is issued.

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

APPLICANT: Lorraine Coleman

CAL. NO. 163-00-A

APPEARANCES FOR: Lorraine Coleman

MAP NO. 16-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 19, 2000

PREMISES AFFECTED- 6800 S. Damen Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Lorraine Coleman, for Rufus Jordan, owner, on March 7, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in an existing 2-story non-conforming store and apartment building, in an R2 Single-Family Residence District, on premises at 6800 S. Damen Avenue;

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 29, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site has been zoned R2 Single-Family Residence since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject site is improved with a 2-story brick building containing a non-conforming vacant store premises on the first floor and residential use above; that the appellant seeks to establish a grocery store in the subject non-conforming store premises; that evidence presented indicates that the store premises has been vacant since 1996; that the Board finds that any business use of the subject store premises since 1957 would have been a non-conforming use due to the property's residential zoning; that Section 6.4-8 of Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that said section provides, in part, that any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, or 40 years after

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

MINUTES OF MEETING

May 19, 2000

Cal. No. 163-00-A

the effective date of the comprehensive amendment on June 27, 1957, whichever last occurs; that as of June 27, 1999, the subject site building has been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming store and apartment building that has reached its amortization termination date; 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: Theresa E. McGuan

CAL. NO. 164-00-A

APPEARANCES FOR: Theresa E. McGuan

MAP NO. 3-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 19, 2000

PREMISES AFFECTED- 1400 N. Maplewood

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, Theresa E. McGuan, owner, on February 29, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in lieu of a non-conforming store for a total of 6 dwelling units in an existing 3-story brick store and 5 dwelling unit building, in an R4 General Residence District, on premises at 1400 N. Maplewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-4, 7.12."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick building containing a non-conforming store and 5 dwelling units; that the appellant seeks to convert the non-conforming store premises to a conforming dwelling unit for a total of 6 dwelling units at the site; that the change of use from a non-conforming store use to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 dwelling unit in lieu of a non-conforming store for a total of 6 dwelling units in an existing 3-story brick store and 5 dwelling units, with no on-site parking required, on premises at 1400 N. Maplewood Avenue, upon condition that the building is brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mark Sutherland **CAL. NO.** 165-00-A
APPEARANCES FOR: Mark Sutherland **MAP NO.** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2000
PREMISES AFFECTED- 2005-07 W. Potomac 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, Mark Sutherland, owner, on March 14, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in lieu of two non-conforming stores* for a total of 5 dwelling units in an existing 3-story brick store and 4 dwelling unit building, in an R4 General Residence District, on premises at 2005-07 W. Potomac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District, that the subject site is improved with a 3-story brick non-conforming multi-store and apartment building; that the appellant proposes to convert the two existing non-conforming store premises to a conforming dwelling unit for a total of 5 dwelling units; that the change of use from two non-conforming store premises to a conforming dwelling unit is proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists or 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 dwelling unit in lieu of two non-conforming stores for a total of 5 dwelling units in an existing 3-story brick store and 4 dwelling unit building, with no on-site parking required, on premises at 2005-07 W. Potomac Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

Amended.

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

APPLICANT: Joseph Faraci **CAL. NO.** 166-00-A
APPEARANCES FOR: Peter Faraci **MAP NO.** 15-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2000
PREMISES AFFECTED- 1122 W. Thorndale 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, Joseph Faraci, for M & J Partnership, owner, on March 27, 2000, 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 1-story brick multi-store building, in a B2-3 Restricted Retail District, on premises at 1122 W. Thorndale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

WHEREAS, the district maps show that the premises is located in a B2-3 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in B2-3 Restricted Retail District; that the subject site was rezoned by the City Council on October 4, 1989 from C2-3 Restricted Commercial to B2-3 Restricted Retail; that the subject site is improved with a 1-story brick multi-store building; that the appellant has operated a barber shop at 1142 W. Thorndale Avenue since 1975; that the appellant seeks to relocate his business to the subject site due to the need for new and larger premises to accommodate increased business; 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 barber shop in a 1-story brick multi-store building, on premises at 112 W. Thorndale Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 6:00 P.M., Tuesday through Friday and from 9:00 A.M. to 5:00 P.M., Saturday; that all applicable finances 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: Domestic Uniform Rental Co.

CAL. NO. 332-99-Z

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 4125 N. Ravenswood Avenue

NATURE OF REQUEST-- Application for a variation under Article of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a 1 & 2 story addition and a partial 2nd story addition to the north side of an existing 1 & 2 story brick building in the replacement of an existing 1-story building and the establishment of an enclosed loading berth, which addition will have no west front yard instead of 20' and no east rear yard instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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		

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

APPLICANT: International Record Distributor/Guillermo Medina **CAL. NO.** 388-99-A
APPEARANCES FOR: Jesus Alanis, Ruben Medina **MAP NO.** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 19, 2000
PREMISES AFFECTED- 1161 W. Cullerton 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, International Record Distributor/Guillermo Medina, for Adolfo Vega, owner, on October 8, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale records and record distribution facility in a 1-story brick factory building, in an R4 General Residence District, on premises 1161 W. Cullerton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 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 7.3-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site has been zoned R4 General Residence since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject site is improved with a 1-story brick factory building with two overhead garage doors; that wholesale distribution is first permitted in Commercial districts; that under Section 7.3-4 of the zoning ordinance, the Board has no authority to permit the use requested; that the Board recommends that the subject site should be rezoned to Commercial zoning to be consistent with the Commercial zoning abutting the site to the west; 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: Roger Toms **CAL. NO.** 418-99-A
APPEARANCES FOR: Richard E. Zulkey, Roger Toms **MAP NO.** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2000
PREMISES AFFECTED- 3336 S. Lituania 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, Roger Toms, owner, on October 19, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit* in lieu of a tavern in a 2-story brick store and 3 dwelling unit building, in an R3 General Residence District, on premises at 3336 S. Lituania Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 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, Sections 6.4-5, 7.3-3. 7-4-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming tavern and 3 dwelling unit building; that the appellant seeks to convert the non-conforming tavern premises to a conforming dwelling unit for a total of 4 dwelling units at the subject site; that the change of use from a non-conforming tavern to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dwelling unit in lieu of a tavern in a 2-story brick store and 3 dwelling unit building for a total of 4 dwelling units with no additional off-street parking required, on premises at 3336 W. Lituania Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit issued.

Amended at the hearing.

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

APPLICANT: Camille Gonder

CAL. NO. 18-00-A

APPEARANCES FOR:

MAP NO. 9-P

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 19, 2000

PREMISES AFFECTED- 3625 N. Panama 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: George Sullivan

CAL. NO. 23-00-Z

PEARANCES FOR: Thomas Pikarski, George Sullivan

MAP NO. 19-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 7716 N. Ashland Avenue

NATURE OF REQUEST– Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District; the erection of a 4-story enclosed porch addition to the rear of an existing 4-story 3 dwelling unit building and to erect a roof top addition near the front of said building also to be improved with a clerestory on the existing roof and a new 3-car garage with a roof deck to be attached to the rear of the building with no north side yard instead of 3.3' each and a rear yard of 18.33' instead of 30' and which additions will result in a 13.7% (764 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--

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 May 19, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 Psychic Institute

CAL. NO. 41-00-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 3340 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 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: Larry Cohen

CAL. NO. 70-00-S

PEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 2000

PREMISES AFFECTED-- 4315-21 W. North Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 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: Wizard of Ink Fine Line Tattooing Ltd. **CAL. NO.** 79-00-S
APPEARANCES FOR: Richard Caifano, Guy Onesti **MAP NO.** 5-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 4957 S. Fullerton Avenue March 17, 2000 and
May 19, 2000

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with an existing tattoo parlor in a 2-story brick store and apartment building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on March 17, 2000 and May 19, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a C1-1 Restricted Commercial District; that the subject site is improved with a 2-story brick multi-store and apartment building; that the subject licensed tattoo parlor has been located at the subject site since 1989; that the applicant has done body piercing at the site for the past 5 years; that no evidence was presented to indicate that the proposed body piercing operation is necessary for the public convenience at the subject site; that the said body piercing activity constitutes an expansion of the existing legal non-conforming tattoo parlor at the site and that said expansion will have a negative affect on 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; and be it further

RESOLVED, that the denial of the special use is for the requested body piercing activity only and that the applicant has a right to continue the operation of the existing tattoo parlor at the site.

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

APPLICANT: Le Pallon Corp./Hollywood East* **CAL. NO.** 95-00-A
PEARANCES FOR: Pierre Bingue **MAP NO.** 15-G
APPEARANCES AGAINST: Roger Marquis, Sheli Lulkin **MINUTES OF MEETING:**
May 19, 2000
PREMISES AFFECTED- 5650 N. Broadway
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, Le Pallon Corp./Hollywood East*, for Pierre Bingue, owner, on December 13, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a public place of amusement license in conjunction with the operation of an existing tavern in a 1-story brick store building, in a B3-5 General Service District, on premises at 5650 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 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 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 2000; and

WHEREAS, the district maps show that the premises is located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-5 General Service District; that the subject site is improved with a 1-story brick building occupied by a licensed tavern; that the subject site was rezoned by the City Council in 1990 from C2-3 General Commercial to B3-5 General Service zoning; that testimony presented indicates that the subject premises has been occupied by an existing licensed tavern named "Hollywood East" since 1986 and that the establishment always had a music and dance license; that new licensing requirements for a Public Place of Amusement require additional off street parking spaces for patrons; that the appellant presently has no on-site parking spaces to accommodate patrons and does not comply with the parking requirement for a Public Place of Amusement License; that the Board has no authority under the zoning ordinance to permit the certification of a Public Place of Amusement License for the existing business at the subject site; it is therefore

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

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

APPLICANT: Maria Materna **CAL. NO.** 97-00-A
APPEARANCES FOR: Thomas Pikarski, Maria Materna **MAP NO.** 17-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2000
PREMISES AFFECTED- 6434 N. Central 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, Maria Materna, owner, on January 5, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty spa* in an existing 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 6434 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 9, 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 May 19, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that subject site is improved with a 1-story brick store building; that the appellant seeks to establish a beauty spa at the subject site providing manicures, pedicures, facials, massages, and tanning; that no hair cutting, styling, permanents, etc. will be provided by the appellant at the site; that the subject site has been previously occupied by business uses; that the change of use to a beauty spa is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty spa in an existing 1-story brick store building, on premises at 6434 N. Central 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 permit is issued.

Amended at the hearing.

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

APPLICANT: Charisse Parham **CAL. NO.** 122-00-A
APPEARANCES FOR: Thomas S. Moore, Charisse Parham **MAP NO.** 12-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 19, 2000
PREMISES AFFECTED- 1744 E. 55th 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, Charisse Parham, for Commercial Structure, owner, on February 17, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail computer center and deli in an existing 1-story brick multi-store building, in an R6 General Residence District, on premises at 1744 E. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 14, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 1, 2000; and

WHEREAS, the district maps show that the premises is located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R6 General Residence District; that the subject site is improved with a 1-story brick non-conforming multi-store building constructed prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject store premises is occupied by the subject retail computing center and deli (internet café); that the appellant offers a venue where adults, University of Chicago students and children can obtain computer training, upgrade and learn new computer skills, and be able to mix and interact in a wholesome family-oriented environment; that food items such as non-alcoholic beverages, international coffees and teas, bakery products and snacks, are available to patrons; that the subject store premises was previously occupied by a meat market/ deli, which use ceased operation in 1999; that the change of use from a meat market/deli to a retail computing center and deli (internet café) is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

MINUTES OF MEETING

May 19, 2000

Cal. No. 122-00-A

RESOLVED, that the appeal be and it hereby is sustained and the decision off the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail computing center and deli (internet café) in an existing 1-story brick multi-store building, on premises at 1744 E. 55th Street, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 1:00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

May 19, 2000

Cal. No. 36-98-S

Susan G. Murray, for Ellis Neighborhood Development Corp., applicant, presented a written request for an extension of time in which to establish an off-site accessory parking lot for 21 * private passenger automobiles, on premises at 8201-07 S. Ellis Avenue, to serve as required parking for the apartment building located at 8200 S. Ellis Avenue, approved by the Board on January 16, 1998, in Cal. No. 36-98-S.

Ms. Murray stated that at the time of the granting of the original special use, the parent company, Century Place Development Corp. was unable to secure the necessary funds to complete the parking for the apartment building located at 8200 S. Ellis. The said residential building is an affordable housing development offering supportive services to the homeless and formerly homeless. Century Place Development Corp. is a not-for-profit affordable housing development and was required by the City of Chicago Department of Housing to install the parking lot after the signing of the redevelopment agreement without additional compensation added to the development budget. Ms. Murray stated that the applicant now feels it can proceed with the parking lot having budgeted for the construction costs.

*Ms. Murray further stated that due to ordinance changes for parking lots, minor changes have been made to the original plan submitted. Those changes include an increase in the amount of landscaping surrounding the parking lot which reduces the number of parking spaces from 24 to 21 spaces.

Chairman Spingola moved that the request for an extension of time be granted and that the time for completing the establishment of the aforesaid off-site accessory parking lot be extended to January 21, 2001. Chairman Spingola further moved that the reduction of the parking lot from 24 to 21 parking spaces be approved. The motions prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 2000

Cal. No. 311-99-S

Robert Andrews, Architect, for Gaboan Baptist Church, applicant, presented a written request for an amendment to the resolution granted by the Board on September 17, 1999, in Cal. No. 311-99-S, approving the establishment of an off-site parking lot for 23 private passenger automobiles, on premises at 2833 El 87th Street, to satisfy the parking requirement for an existing church with a proposed addition located at 2805 E. 87th Street.

The amendment requested is for the deletion of the following condition in Cal. No. 311-99-S as stated on page 25a of the minutes of the September 17, 1999 meeting of the Zoning Board of Appeals: "That the lot shall be enclosed, excepting the driveway, with wrought-iron type metal fencing."

Mr. Andrews stated that the landscape plan called for a wrought-iron fence on the north lot line and wood fencing on the south, west, and east lot lines and that enclosing the entire parking lot with wrought-iron metal fencing would be cost prohibitive to the church.

Chairman Spingola moved that the requested amendment be approved and the aforesaid condition in Cal. No. 311-99-S as stated on page 25a of the September 17, 1999 Zoning Board of Appeals meeting be deleted and that the resolution be amended as follows: "That the lot shall be enclosed with a wrought-iron type metal fence on the north lot line and a wood fence along the south, west and east lot lines." The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 2000

Cal. No. 45-00-A

John J. Pikarski, Jr., for Sal Melili, applicant, presented a request to amend the resolution approved by the Zoning Board of Appeals on February 18, 2000, in Cal. No. 45-00-A, in which the Board sustained an appeal certifying an advertising sign painted on the wall of a 3-story brick building that is located within 500 feet of an expressway and visible therefrom, in a B2-3 Restricted Retail District, on premises at 2910-12 S. Wentworth Avenue.

The amendments requested are to correct the findings of the Board to indicate that "the subject site is improved with a 3-story brick building with retail use on the ground floor and dwelling units on the 2nd and 3rd floors and with **illuminated** advertising signs on the **north** and south walls and is within 500 feet of the Dan Ryan Expressway and visible therefrom."

Mr. Pikarski stated that the amendments requested are reflected on pages 5 and 8 of the transcript of the proceedings held on February 18, 2000, in Cal. No. 45-00-A.

Chairman Spingola moved that the request be granted and that the resolution issued by the Zoning Board of Appeals in Cal. No. 45-00-A be amended to indicate that the Zoning Administrator is "authorized to certify **illuminated** advertising signs on the **north** and south walls of a 3-story brick building that is located within 500 feet of an expressway and visible therefrom, on premises at 2910-12 S. Wentworth Avenue..." The motion prevailed by yeas and nays as follows:

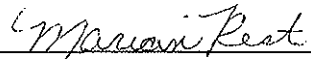
Yeas- Spingola, Konstantelos, Martin, McCabe-Miele. Nays- None. Absent- Crowe.

MINUTES OF MEETING

May 19, 2000

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, June 16, 2000.


Secretary