

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

APPLICANT: Metzler/Hull Development Corp. **CAL NO.** 248-00-Z
APPEARANCE FOR: Scott Borstein, Jay Metzler, Paul Nemoy **MAP NO.** 5-G
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 2036 N. Kenmore 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 3-story masonry single family dwelling whose front yard will be 9'-10¼" instead of 15', whose north side yard will be 1'-4½" instead of 3'-9" and whose rear yard will be 20'-4" instead of 30', and an increase in building height to 41'-9 " instead of 38'.

ACTION OF BOARD--

VARIATION PARTIALLY GRANTED
AND PARTIALLY DENIED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 37.58' x 124' lot improved with a 2 ½ story residential building; that the applicant proposes to demolish the existing building and construct a 5,592 sq. ft. 3-story single-family dwelling, including an attached 3-car garage at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the yard variations requested are necessary to provide adequate functional living space in the proposed 3-story single-family residence as designed; that the plight of the owner is due to the shallow depth of the subject site lot; that testimony presented indicates that the proposed 41'9" height of the subject building is the mean height and that the actual height will be more; that the Board finds that no evidence was presented to indicate that the requested increase in building height over the 38' permitted in an R4 General Residence District is necessary for an adequate return on the subject property; that the plight of the owner with regards to the requested building height is self-created; that the requested variation in the height limitation of the subject building is not compatible with the majority of the residential buildings on the west side of N. Kenmore Avenue which are 2 story in height; that the yard variations requested, however, will not alter the essential character of the locality; 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 for reduction of the front, north side and rear yards be and it hereby is granted, subject to the following condition, and that the variation request for a reduction in the building height be and it hereby is denied:

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: Jack Berger **CAL NO.** 249-00-Z
APPEARANCE FOR: Bernard I. Citron, Jack Berger **MAP NO.** 1-G
APPEARANCES AGAINST: Harry Bethley **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 950 W. Erie Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Commercial District, the erection of a 9-story 21 dwelling unit building with retail space and parking on the 1st and 2nd floors, with no rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 18, 1999, the Board granted a variation to the applicant to permit the erection of a 6-story with basement store and 21 dwelling unit building with a 2-story penthouse on the roof and with no rear yard instead of 30', at the subject site; that the testimony presented in Cal. No. 179-99-Z, is hereby made part of the record in this case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Brendan Carroll **CAL NO.** 250-00-Z

APPEARANCE FOR: John J. Pikarski, Jr. **MAP NO.** 7-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 836-38 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to allow, in an R5 General Residence District, an attached garage for 6 private passenger automobiles, erected at the rear of an 8 dwelling unit building, which garage will have a west side yard of 2.5' instead of 5'-2".

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 20, 2000.

THE VOTE

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

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

APPLICANT: Dennis and Jeremy Kulak **CAL NO.** 251-00-A
APPEARANCE FOR: Dennis Kulak **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 2045 N. Honore Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in the proposed reconstruction of a 2-story with basement and 3rd floor dormer building, whose lot size is 2,186.5 sq. ft. instead of 5,000 sq. ft., in an R3 General Residence District.

ACTION OF BOARD--

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Dennis and Jeremy Kulak, owner, on July 25, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in the proposed reconstruction of a 2-story with basement and 3rd floor dormer building, whose lot size is 2,186.5 sq.ft. instead of 5,000 sq.ft., in an R3 General Residence District, on premises at 2045 N. Honore Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 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 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 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 an irregular shaped lot containing 2,186.5 sq. ft and is currently improved with the foundation of the original 1867 residential building and a partially constructed masonry wall; that the appellant seeks to construct a new 2-story with 3rd floor dormer and basement 2 dwelling unit building at the subject site; that the proposed 2 dwelling unit building will be constructed on the original foundation; that records of the City of Chicago indicate that two dwelling units have existed at the subject site since prior to the adoption of the 1923 zoning ordinance; that the appellant has a right to erect two dwelling units at the subject site provided the two dwelling unit building as proposed complies with all applicable building code regulations with plans and permits obtained indicating such compliance; it is therefore

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

MINUTES OF MEETING

August 9, 2000

Cal. No. 251-00-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 2 dwelling units in the proposed reconstruction of a 2-story with basement and 3rd floor dormer building, whose lot size is 2,186.5 sq. ft. instead of 5,000 sq. ft., on premises at 2045 N. Honore Street, upon condition that the proposed 2-story with dormer addition building shall comply with all applicable building code regulations; 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: Dennis and Jeremy Kulak **CAL NO.** 252-00-Z
APPEARANCE FOR: Dennis Kulak **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 2045 N. Honore Street

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 new 2-story with dormer and basement, 2 dwelling unit building, whose front yard will be 12.3', with no north side yard, whose rear yard will be 16.49', all of which is to replace a partially demolished building which was similar in size and on the existing foundation.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 August 21, 2000, the Board sustained, in Cal. No. 251-00-A, the applicants' appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in the proposed construction of a 2-story with basement and 3rd floor dormer building, whose lot size is 2,186.5 sq.ft. instead of 5,000 sq.ft., at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Michael Manrique and Anne Vargo **CAL NO.** 253-00-Z
APPEARANCE FOR: Michael Manrique **MAP NO.** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 3443 N. Claremont Avenue

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 2nd floor addition and partial 3rd floor loft to an existing 1½ story frame single family dwelling, whose front yard will be 10'-7 7/8" instead of 20', whose north side yard will be 10 ¾" and whose south side yard will be 2.85' instead of 7.5' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; 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: Duk He Rhee **CAL NO.** 254-00-Z

APPEARANCE FOR: Thomas S. Moore, Duk He Rhee **MAP NO.** 9-G

APPEARANCES AGAINST: John J. Pikarski, Jr. **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3235 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail District, the erection of a 4-story 3 dwelling unit building with a restaurant* on the ground floor, whose rear yard will be 15' instead of 30'.*

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

That in agreement with the owner of the property at 3237 N. Ashland Avenue, the applicant shall have the north side of the rear yard only set back at least 1.5' to allow space for an egress to serve the residents of the building located at 3237 N. Ashland Avenue

*Amended at the public hearing.

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

APPLICANT: Alexander Lin and Susan Takacs **CAL NO.** 255-00-Z
APPEARANCE FOR: Thomas S. Moore, Alexander Lin, Susan Takacs **MAP NO.** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 1736 W. Byron Street
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 3-story single family dwelling, whose front yard will be 15' instead of 23.5', and whose east and west side yards will be 3' each instead of 6.5' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; 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: Frederic G. and Mary Beth Hogan **CAL NO.** 256-00-Z
APPEARANCE FOR: Thomas S. Moore, Frederic G. Hogan **MAP NO.** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 1258 W. Lexington 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 an 18'-4" high garage on the rear of the lot additionally improved with a 3-story brick attached row house on the front of the lot, and which garage will have a woodworking hobby room on the 2nd floor which exceeds by 3'-4" the 15' height allowed for an accessory building in the rear yard.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; 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: Kerry Conroy-Jerger **CAL NO.** 257-00-Z

APPEARANCE FOR: Paul Kolpak, Kerry Conroy-Jerger **MAP NO.** 11-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 2414 W. Cuyler Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the conversion of an existing 2-story former firehouse into 2 dwelling units with attached 2-car garages, whose front yard will be 14' instead of 20', with no east or west side yards instead of 5' each, and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: David Sundry **CAL NO.** 258-00-Z
APPEARANCE FOR: James J. Banks, David Sundry **MAP NO.** 5-H
APPEARANCES AGAINST: Scott Hinterleiter, H. Reed Harris **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 1735 N. Winchester Avenue

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 2-story with basement addition to the front of an existing 2-story brick single family dwelling located on the rear of the lot, which addition will have a front yard of 15' instead of 19.36', a north side yard of .75' instead of 5.2', and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 R3 General Residence District; that the subject site is a 24' x 121' lot currently improved with a 2 story brick single-family dwelling at the front of the lot and a 2-story with basement addition to the front of the existing building under construction; 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 proposed addition, consisting of additional bedroom space, breakfast and laundry areas, is necessary to meet the needs of the applicant and his family; that the plight of the owner is due to the shallow depth of the subject lot and that the existing 2-story single-family residence is located at the rear of the lot; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with existing improvements in the area and will not impair an adequate supply of light and air to abutting properties; 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: Matthew Collins **CAL NO.** 259-00-Z

APPEARANCE FOR: James J. Banks, Matthew Collins **MAP NO.** 9-H

APPEARANCES AGAINST: David Briere, H. Reed Harris, et al. **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 1914 W. Addison Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District under Special District #12, the erection of a 3-story 8 dwelling unit townhouse building, whose rear yard will be .99' instead of 37.5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 Special District #12; that the subject site is a 12,497 sq.ft. unimproved lot; that the applicant proposes to build a 3-story 4 townhouse dwelling unit building on the front of the subject property and a 3-story 4 dwelling unit townhouse building on the rear of the property; that the two buildings will be connected at the 3rd floor level; that this connection will consist of master bathrooms; that garage parking to the buildings will be from the alley abutting the site to the north and from a drive-through archway off of W. Addison Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variation requested is necessary to erect the rear townhouse building as designed; that the plight of the owner is due to unique circumstances; that the variation, if granted, will not alter the essential character of the locality in that the proposed townhouse development will be compatible with existing improvements in the area and will not impair an adequate supply of light and air to abutting property; 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: Marian Machlowski **CAL NO.** 260-00-S
APPEARANCE FOR: James J. Banks, Marian Machlowski **MAP NO.** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 3642 W. George 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 residential use below the 2nd floor of an existing 3-story brick building in its proposed conversion to 4 dwelling units, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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: Marian Machlowski **CAL NO.** 261-00-Z

APPEARANCE FOR: James J. Banks, Marian Machowski **MAP NO.** 7-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3642 W. George Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, residential use on the rear of an existing 3-story brick building in its proposed conversion to 4 dwelling units, whose rear yard will be 2'-5" instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 August 21, 2000, the Zoning Board of Appeals, in Cal. No. 260-00-S, approved the applicant's special use application for the establishment of residential use below the 2nd floor of an existing 3-story brick building in its proposed conversion to 4 dwelling units, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Real Concord, Inc. **CAL NO.** 262-00-Z
APPEARANCE FOR: Bernard I. Citron, Eugene Rapoport **MAP NO.** 11-I
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 4653-63 N. Rockwell Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 3-story store and 16 dwelling unit building with parking on the ground floor, and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; 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: Real Concord, Inc. **CAL NO.** 263-00-Z

APPEARANCE FOR: Bernard I. Citron, Eugene Rapoport **MAP NO.** 13-H

APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 5300-04 N. Ravenwood 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 2nd floor addition to an existing 1-story building in order to establish 8 dwelling units, which building will have no front yard instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

That off-street parking shall be located at 5255-5333 N. Ravenswood Avenue West, to fulfill the parking requirement for the proposed 8 dwelling unit building at the subject site, as provided for in Cal. No. 265-00-S.

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

APPLICANT: Real Concord, Inc. **CAL NO.** 264-00-Z
APPEARANCE FOR: James J. Banks, Eugene Rapoport **MAP NO.** 13-H
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 1811-17 W. Summerdale 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 2nd floor addition to an existing 1-story building in a proposed conversion to 16 dwelling units which addition will have no front yard instead of 12' and whose rear yard will be 5' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

| APPIRMATIVE | 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 August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

That off-street parking shall be located at 5255-5333 N. Ravenwood Avenue West to fulfill the parking requirement for the 16 dwelling unit building at the subject site, as provided for in Cal. No. 265-00-S.

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

APPLICANT: Real Concord, Inc. **CAL NO.** 265-00-S
APPEARANCE FOR: Bernard I.Citron, Eugene Rapoport **MAP NO.** 13-H
APPEARANCES AGAINST: H. Reed Harris **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 5255-5333 N. Ravenswood Avenue West*

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 31 private passenger automobiles to fulfill the off-street parking requirement for a proposed 8 dwelling unit building on the premises at 5300-04 N. Ravenswood Avenue and a 16 dwelling unit building on the premises at 1811-17 W. Summerdale Avenue, in an R5 General Residence.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 August 18, 2000, the Zoning Board of Appeals approved the erection of a 2nd floor addition to an existing 1-story building in order to establish 8 dwelling units, which building will have no front yard instead of 15', on premises at 5300-04 N. Ravenswood Avenue, in Cal. No. 263-00-Z, and the erection of a 2nd floor addition to an existing 1-story building in the proposed conversion to 16 dwelling units, which addition will have no front yard instead of 12' and whose rear yard will be 5' instead of 30', on premises at 1811-17 W. Summerdale Avenue, in Cal. No. 264-00-Z; 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 parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

Amended at the public hearing.

Additional conditions follow on page 20a.)

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

MINUTES OF MEETING

August 18, 2000

Cal. No. 265-00-S

That the parking area 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 striping, lighting and concrete wheel stops shall be provided;

That ingress shall be from a driveway located at the south end of the site and egress shall be from a driveway located at the north end of the site; that the driveways shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as illustrated on the landscape plan prepared by Design Bridge, dated August 17, 2000;

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

RESOLVED, that the parking spaces located at the subject site shall be designated by signage as reserved parking for the tenants of the residential buildings at 5400-04 N. Ravenswood Avenue and 1811-17 W. Summerdale Avenue; and be further

RESOLVED, that one parking space shall be deeded to each dwelling unit in the aforesaid residential buildings and that such deeds shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

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

APPLICANT: Kedvale New Mount Zion MB Church **CAL NO.** 266-00-S

APPEARANCE FOR: Rev. Raphael Bryant **MAP NO.** 4-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 1256 S. Kedvale Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for up to 12 private passenger automobiles to satisfy the parking requirement of a proposed 200 seat church located at 1306 S. Kedvale Avenue in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 15, 2000

THE VOTE

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

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

APPLICANT: Kedvale New Mount Zion MB Church **CAL NO.** 267-00-Z

APPEARANCE FOR: Rev. Arthur Bryant **MAP NO.** 4-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 1306 S. Kedvale 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 200 seat church building addition to an existing 1-story fellowship hall, which addition will have a front yard of 4' instead of 15', and whose rear yard will be 1.75' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 15, 2000.

THE VOTE

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

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

APPLICANT: Chicago Board of Education **CAL NO.** 268-00-Z
APPEARANCE FOR: Terry L. Diamond **MAP NO.** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 2301 W. 21st 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 addition on the south west side of the existing 4-story Pickard Elementary school building, which addition will have a south front yard of 4.75', and a north front yard of 7' instead of 20' each, whose west side yard will be 12' instead of 20' with no mid-point rear yard instead of 60', and whose floor area ratio will exceed the 1.20, permitted.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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; 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: Standard Parking Corp. **CAL NO.** 269-00-S
APPEARANCE FOR: John J. George **MAP NO.** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 659-79 N. Wells 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 public parking lot for 106 private passenger automobiles, in a B7-5 General Central Business District.

ACTION OF BOARD--

THE VOTE

APPLICATON APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 October 29, 1971, the Zoning Board of Appeals approved the establishment of a public parking lot for the parking of private passenger automobiles at the subject site; that the testimony presented in Cal. No. 200-71-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That it shall be the responsibility of the applicant to maintain the subject parking lot continuously in conformance with the provisions and standards established under the order granted by the Zoning Board of Appeals in Cal. No. 200-71-S.

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

APPLICANT: Greenhouse, LLC **CAL NO.** 270-00-S

APPEARANCE FOR: John J. George **MAP NO.** 4-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 2101-05 S. Wabash Avenue/43-53 E. 21st 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 residential use on the ground floor of an existing 6-story building in a proposed conversion to 35 dwelling units with parking on the 1st floor and basement levels, in a B4-4 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 applicant shall maintain a minimum parking ratio of one space per condominium dwelling unit;
- That any existing roof-top water tanks shall be removed.

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

APPLICANT: Sacred Heart Schools **CAL NO.** 271-00-S

APPEARANCE FOR: Graham C. Grady, Sr. Susan Maxwell **MAP NO.** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 6215 N. Kenmore Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 17 private passenger automobiles to serve the existing Sacred Hear Schools facility located at 6250 N. Sheridan Road, in an R6 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 subject lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time;

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

Additional conditions follow on page 26a.)

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

MINUTES OF MEETING

August 18, 2000

Cal. No. 271-00-S

That fencing and landscaping shall be installed as illustrated on the plan prepared by Terra Engineering, Ltd., dated August 15, 2000.

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

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

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: University of Chicago **CAL NO.** 272-00-S
APPEARANCE FOR: Danielle Sveska **MAP NO.** 26-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 727 E. 110th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 71 private passenger automobiles and business vehicles to satisfy the off-street parking requirements for the existing printing press storage and warehousing facilities located at 727 W. 110th Street, and to provide off-site parking for the proposed addition to the building, located at 11030 S. Langely Avenue, in an M3-3 Heavy Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 parking areas 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 the lot shall be enclosed, excepting the driveways, by a 6 feet high chain link fence;

That lighting and striping shall be provided;

(Additional conditions follow on page 27a.)

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

MINUTES OF MEETING

August 18, 2000

Cal. No. 272-00-S

That ingress and egress shall be determined by the Bureau of Inspections of the Department of Transportation;

That landscaping shall be installed as illustrated on the landscape plan prepared by Jung Architects, dated June 28, 1999.

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

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

APPLICANT: Chris Byrne **CAL NO.** 273-00-S

APPEARANCE FOR: Thomas S. Moore, Chris Byrne **MAP NO.** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3340 N. Southport Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 3 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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: Chris Byrne **CAL NO.** 274-00-Z

APPEARANCE FOR: Thomas S. Moore. Chris Byrne **MAP NO.** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3340 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 3 dwelling unit building, whose front yard will be 7' instead of 14.43', and whose north and south side yards will be 1.33' each instead of 2.5' each.

ACTION OF BOARD--

VARIATON GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 August 18, 2000, the Board, in Cal. No. 273-00-S, approved the applicant's special use application for the establishment of residential use below the 2nd floor in a proposed 4-story 3 dwelling unit building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: People Gas Light and Coke Co. **CAL NO.** 275-00-S
APPEARANCE FOR: John J. Lawlor **MAP NO.** 22-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 9100-02 S. Eggleston 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 gas regulator facility, in an R2 Single Family District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 gas regulator facility shall be constructed in substantial conformance with the site plan prepared by Peoples Energy, dated August 15, 2000 and that landscaping shall be provided in conformance with the new landscape plan prepared by Peoples Energy, dated August 23, 2000.

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

APPLICANT: Jeff Dietrich **CAL NO.** 276-00-S

APPEARANCE FOR: James J. Banks, Jeff Dietrich **MAP NO.** 5-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 2350 N. Kedzie Boulevard

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor of an existing 2 ½-story brick building in a proposed conversion to 14 dwelling units, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 off-site parking for 18 private passenger automobiles shall be located in an existing 1-story brick garage building, on premises at 2350 N. Kedzie Boulevard, as provided for in Cal. No. 277-00-S, to satisfy the off-street parking requirement for the conversion of the building at 2350 N. Kedzie Boulevard to 14 dwelling units.

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

APPLICANT: Jeff Dietrich **CAL NO.** 277-00-S
APPEARANCE FOR: James J. Banks, Jeff Dietrich **MAP NO.** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 3229-31 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking facility in an existing 1-story brick building for 18 private passenger automobiles to satisfy the off-street parking requirement of the proposed 14 dwelling unit conversion of an exiting 2 ½-story brick building, located at 2350 N. Kedzie Boulevard, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 August 18, 2000, the Zoning Board of Appeals, approved, in Cal. No. 276-00-S, the applicant's special use application for the establishment of residential use below the 2nd floor of an existing 2 ½ story brick building in a proposed conversion to 14 dwelling units, on premises at 2350 N. Kedzie Boulevard; that the subject site is improved with a 1-story brick garage building; 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: Bart Connolly **CAL NO.** 278-00-S

APPEARANCE FOR: Thomas S. Moore, Bart Connolly **MAP NO.** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 1446 N. Leavitt 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 residential use below the 2nd floor in an existing 3-story brick store and 5 dwelling unit building in the proposed conversion of the building into 5 dwelling units only, in a B1-2 Local Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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: 857 W. Belden Condo. Assn. **CAL NO.** 279-00-A
APPEARANCE FOR: Richard Rosenberg, Gregory L. Dose **MAP NO.** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 857 W. Belden Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, 857 W. Belden Condo Assn., owner, on June 9, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of off-street enclosed parking spaces less than 8' x 19' to meet the off-street parking requirements for an existing 4 dwelling unit building being converted to condominiums, in an R4 General Residence District, on premises at 855-857 W. Belden Avenue; and

) WHEREAS, the decision of the Office of the Zoning Administrator rendered June 5, 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 7.12(5)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 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 is improved with a 3-story with basement dwelling unit building; that the testimony presented indicates that the subject building was constructed in approximately 1899 and contained 11 apartments; that no off-street parking spaces were required when the building was constructed; that in 1990, the building was converted to 4 condominium dwelling units and as part of the conversion the rear brick wall of the ground floor level of the building was demolished and reconstructed approximately 17.75 feet from the rear property line to allow for the construction of 4 enclosed voluntary parking spaces as part of a rear porch and stairway structure; that the existing parking spaces are accessed off of the alley; that each parking space is assigned to a condominium owner and is part of the ownership rights of each unit; that the rear porch and stairway needed to be reconstructed due to deterioration; that a building permit was denied due to the substandard length of the parking spaces; that the length of the parking spaces has not changed since 1990; that the building at the subject site cannot be further modified to lengthen the existing four parking spaces; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

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

MINUTES OF MEETING

August 18, 2000

Cal. No. 279-00-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of off-street parking spaces less than 8' x 19' to serve an existing 4 condominium dwelling unit building, on premises at 857 W. Belden Avenue; upon condition 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: 857 W. Belden Condo. Assn. **CAL NO.** 280-00-S
APPEARANCE FOR: Richard Rosenberg, Gregory L. Dose **MAP NO.** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 855 W. Belden 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 space for 1 private passenger automobile to serve 1 unit owner of the 4 dwelling unit condo building located at 857 W. Belden Avenue, in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 August 18,2000, the Board, in Cal. No. 279-00-A, sustained the applicant's appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of off-street enclosed parking spaces less than 8' x 19' to meet the off-street parking requirements for an existing 4 condominium dwelling unit building, on premises at 857 W. Belden Avenue; that the subject site is improved with an existing 4 car garage that is located on two parcels, 855 and 857 W. Belden Avenue; that the applicant holds a permanent easement for access to the subject parking space for 1 private passenger automobile to serve the owner of 1 dwelling unit located in the 4 dwelling unit condominium building at 857 W. Belden Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: A. Pitzalla Blues, Inc. **CAL NO.** 281-00-S
APPEARANCE FOR: Patrick C. Turner **MAP NO.** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 1535 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 leasing* of off-site parking for 5 private passenger automobiles in an existing valet operated parking lot, in a B4-2 Restricted Service District, to satisfy the off-street parking requirements for a tavern and public place of amusement located at 1566 N. Milwaukee Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 5 parking spaces shall be numbered 1 through 5, as stipulated in the parking lease and shall be designated by name plates as reserved parking for patrons of A. Pitzalla Blues, Inc., d/b/a Eddy Clearwater's Reservation Blues located at 1566 N. Milwaukee Avenue;

That the terms of the lease shall be from the date the applicant opens for business, but no later than September 1, 2000, and ending on the tenth anniversary thereof;

That the 5 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Breakthrough Urban Ministries **CAL NO.** 282-00-S
APPEARANCE FOR: Stacey Rubin Silver, Rev. C.L. White **MAP NO.** 1-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 3320-34 W. Carroll 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 and temporary overnight shelter for women and their children in an existing 2-story building, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 M1-2 Restricted Manufacturing District; that the subject site is improved with a 2-story brick commercial building; that the applicant proposes to establish a transitional residence to be located on the 2nd floor of the subject building for approximately 30 women and their children and a temporary overnight shelter for not more than 35 women and their children on the first floor of the subject building; that the proposed uses will be staffed at all hours by professional social workers and volunteer workers; that the applicant will offer a wide array of services to assist homeless women and their children including job training and placement, addictions counseling, and community outreach programs; that the proposed use is necessary for the public convenience at this location; that the residents are expected to abide by established rules and regulations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the transitional residence and temporary overnight shelter which will comply with all applicable city and state regulations governing the establishment and operation of such uses and which building will comply with all applicable building code regulations; 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 building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance;

Additional conditions follow on page 37a.)

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MINUTES OF MEETING

August 18 , 2000

Cal. No. 282-00-S

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 and overnight shelter activities to another group or association the special use granted herein shall become null and void;

That any deviation from the specified use of the subject premises as a transitional residence for up to 30 women and their children and a temporary overnight shelter for up to 35 women and their children, 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: Illinois State Association of Free Will Baptists **CAL NO.** 283-00-S
APPEARANCE FOR: Adrian Tabangay **MAP NO.** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 5316-20 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 200 seat church in an existing 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 parking areas located north and west of the proposed church shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking areas at any time;
- That the parking areas 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;

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

MINUTES OF MEETING

August 18, 2000

Cal. No. 283-00-S

That 6' high chain link fencing shall be provided along the north property line and that a 4' high ornamental iron fence shall be installed along the south Diversey Avenue frontage with a continuous screening hedge;

That striping and lighting shall be provided;

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

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

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

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

APPLICANT: Pasquale Maurici **CAL NO.** 284-00-S

APPEARANCE FOR: Jack P. Cerone, Pat Maurici, Gabe Caporale **MAP NO.** 7-0

APPEARANCES AGAINST: Dianne Gabriel, et al. **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3104 N. Harlem Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a hand car wash facility in an existing 2-story brick building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 C1-1 Restricted Commercial District; that the subject site is improved with a 2-story brick multi-store building; that testimony presented indicates that the applicant is the landlord of the subject building and not the operator of the proposed hand car wash business; that no evidence was presented to indicate that the proposed hand car wash operation is necessary for the public convenience at the subject site; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that automobiles will enter and exit the proposed facility via the rear alley creating increased alley traffic and safety hazards to the residential property owners across the alley; that no evidence was presented to indicate that the proposed use will not cause substantial injury to the value of other property in the area; it is therefore

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

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

APPLICANT: David Sandoval **CAL NO..** 285-00-S

APPEARANCE FOR: David Sandoval **MAP NO..** 10-K

APPEARANCES AGAINST: Stanley Lihosit **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 4104 W. 47th 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 tattoo parlor in an existing 2-story with basement store and apartment building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 B4-1 Restricted Service District; that the subject site is improved with a 2 story multi-store and apartment building; that the applicant seeks to establish a tattoo parlor in the vacant store premises at the subject site; that no evidence was presented to indicate that the establishment of a tattoo parlor is necessary for the public convenience at this location nor that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that no evidence was presented to indicate that the proposed use will not cause substantial injury to the value of other property in the neighborhood which is primarily residential in character; it is therefore

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

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

APPLICANT: Kathryn M. Huth **CAL NO.:** 286-00-A

APPEARANCE FOR: Kathryn M. Huth **MAP NO.:** 9-K

APPEARANCES AGAINST: Stephen C. Shamberg **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3708 N. Tripp Avenue

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception.

ACTION OF BOARD--

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, Kathryn M. Huth, owner of the property at 3712 N. Tripp Avenue, on June 27, 2000, filed an objector's appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception, in an R3 General Residence District, for the erection of a 2nd story addition to and existing 1 ½ story brick single family dwelling and an open deck on the first floor at the rear of the building, whose front yard will be 13.09' instead of 20' and whose north side yard will be 2'11" instead of 5'2", on premises at 3708 N. Tripp Avenue; and

WHEREAS, on April 7, 2000, the Department of Zoning granted the Exception request of the owner of the property at 3708 N. Tripp Avenue in zoning exception file #00-059-ZE; and
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1 ½ story brick single-family dwelling; that no evidence was presented to indicated that the subject 2nd story addition and open deck on the first floor negatively affects the property at 3712 N. Tripp Avenue; that the Board finds that the appellant failed to prove that the Zoning Administrator abused his discretion in the granting of said Exception herein, it is therefore

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

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

APPLICANT: Chicago Yachting/Boater's World **CAL NO.** 287-00-A
APPEARANCE FOR: Graham C. Grady **MAP NO.** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 1661 N. Elston Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Chicago Yachting/Boater's World, for LaSalle National Bank Tr. #10332410, owner, on May 31, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continuation of the manufacture and retail sales on the premises of boat riggings and boating equipment, in Planned Manufacturing District #2, on premises at 1661 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 1, 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 10.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #2; 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 Planned Manufacturing District #2; that the subject site is improved with a 1 and 2-story brick building occupied by the applicant business; that the appellant seeks to continue the manufacturing and retail sale at the subject premises, of boat riggings and boating equipment; that the manufacturing and retail sale of boat riggings and boating equipment was legally established at the site prior to the rezoning of the site from M3-3 Heavy Manufacturing to Planned Manufacturing District #2 on August 23, 1984; that under Planned Manufacturing District #2 zoning retail sales were no longer permitted; that the retail sales operation is larger in volume than the manufacturing operations; that the appellant is seeking a retail sales license to continue the retail sales operations at the site; that the retail sale of boating equipment is a legal non-conforming use at the subject site having been a permitted use prior to the rezoning of the site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 and it hereby is reversed and he is authorized to permit the continuation of the manufacture and retail sales on the premises of boat riggings and boating equipment, in Planned Manufacturing District #2, on premises at 1661 N. Elston Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Patricia A. Walton **CAL NO.** 288-00-A

APPEARANCE FOR: Patricia A. Walton **MAP NO.** 12-C

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 4800 S. Chicago Beach Drive

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

ACTION OF BOARD--

THE VOTE

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

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

| APPROPRIATE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Patricia A. Walton, for Newport Condominium Assoc., owner, on July 7, 2000, filed an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of a day spa* in an existing store on the premises of a 27-story 728 dwelling unit building, in an R7 General Residence District, on premises at 4800 S. Chicago Beach Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 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 7.3-7."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000; and

WHEREAS, the district maps show that the premises is located in an R7 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 R7 General Residence District; that the subject site is improved with a 27-story 728-condominium dwelling unit building; that the subject store premises was previously occupied by a beauty parlor, which use ceased operation in April, 2000; that the subject store premises is accessible only through the lobby of the condominium building; that the appellant seeks to establish a day spa at the subject site, offering massage therapy, facials, manicures, pedicures, meditation techniques, stress management and a variety of wellness workshops; that the appellant will not offer hair cutting, styling, etc. at the site; that the change of use from a beauty parlor to a day spa 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 day spa in an existing store on the premises of a 27-story 728-dwelling unit building, on premises at 4800 S. Chicago Beach Drive, upon condition that the hours of operation shall be limited to the hours between 10 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 public hearing.

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

APPLICANT: FirstCall Staffing, Inc.

CAL NO. 289-00-A

APPEARANCE FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2000

PREMISES AFFECTED: 5216 N. Damen Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 15, 2000.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: William A. Winston **CAL NO.** 290-00-A

APPEARANCE FOR: William A. Winston **MAP NO.** 10-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 522-24 E. 43rd Street

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, William A. Winston, owner, on June 22, 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 1 ½ story store and apartment building, in an R4 General Residence District, on premises at 522-24 E. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 31, 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, Sections 7.3-4, 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 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 on March 11, 1998, the City Council rezoned the subject site from a B4-3 Restricted Service District to an R4 General Residence District; that the subject site is improved with a 1 ½ story brick and frame store and apartment building; that the prior use of the family-owned property was a family-operated grocery store which ceased operation due to the ill health of the appellant's mother; that the appellant now seeks to establish a beauty parlor specializing in hair braiding at the subject site; that the change of use from a grocery store to a beauty parlor 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 beauty parlor in the existing 1 ½ story store and apartment building, on premises at 522-24 E. 43rd Street, upon condition that the hours of operation shall be limited to the hours between 7:30 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 permit is issued.

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

APPLICANT: Daniel Cuevas **CAL NO.** 291-00-A

APPEARANCE FOR: Richard E. Zulkey **MAP NO.** 8-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 3201 S. Lituancia Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Daniel Cuevas, owner, on June 22, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 6 dwelling units in an existing 3-story brick store building in lieu of a store previously occupied by a tavern, in an R3 General Residence District, on premises at 3201 S. Lituancia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 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 3-story brick store and apartment building; that the non-conforming store premises was previously occupied by a tavern; that the appellant seeks to convert the non-conforming tavern premises to a conforming dwelling unit for a total of 6 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; 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 certify 6 dwelling units in an existing 3-story brick store and apartment building in lieu of a store previously occupied by tavern, with no parking required, on premises at 3201 S. Lituancia 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.

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

APPLICANT: White Way Sign & Maintenance **CAL NO.** 292-00-A
APPEARANCE FOR: Peter A. Tomaselli **MAP NO.** 9-K
APPEARANCES AGAINST: Donald H. Jensen, et al. **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 4205 W. Irving Park Road
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, White Way Sign & Maintenance, for Liquor by Wire, owner, on June 16, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a business identification sign within 500' of the John F. Kennedy Expressway, in a B4-1 Restricted Service District, on premises at 4205 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 8.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story brick building owned by Liquor by Wire; that Liquor by Wire subsequently formed a subsidiary named Liquor.com, Inc. and later merged into this subsidiary to assume their present form; that Liquor.com, Inc. is a customer relationship management or eCommerce and business-to-business exchange company whose focus is to integrate producers, wholesalers, retailers and consumers in the alcohol and entertainment beverage industry; that Liquor.com, Inc. does not sell directly to consumers and does not maintain an inventory on site; that the applicant in this case proposes to remove the existing roof-top sign and replace it with a 28' x 8' sign whose face will read "Liquor.com"; that the Office of the Zoning Administrator contends that the proposed sign is an advertising sign which is not permitted within 500 feet of a major route; hat the Board finds that the proposed sign directs attention to a business conducted at the subject premises where the sign is located or affixed and is therefore a business identification sign which is permitted in the B4-1 zoning district; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator and it hereby is reversed and he is authorized to permit a business identification sign, on premises at 4205 W. Irving Park Road, upon condition 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: Lorraine Zografos for Danny's Auto Sales, Inc. **CAL NO.** 293-00-A

APPEARANCE FOR: Mark J. Kupiec **MAP NO.** 14-N

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 7158 W. 63rd Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 20, 2000.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Ahmet Abazovic **CAL NO.** 294-00-A

APPEARANCE FOR: **MAP NO.** 15-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 1034-52 W. Rosemont/6300-06 N. Kenmore Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 20, 2000.

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

| APPIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Wlodzimierz Michalski

CAL NO. 295-00-A

APPEARANCE FOR:

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 18, 2000

PREMISES AFFECTED: 4404 W. Berteau Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 20, 2000.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Maria A. Carabez **CAL NO.** 296-00-A

APPEARANCE FOR: Maria A. Carabez **MAP NO.** 12-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000

PREMISES AFFECTED: 5312 S. Kedzie Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: American Drug Stores, Inc. **CAL NO.:** 297-00-S
APPEARANCE FOR: Elvin E. Charity **MAP NO.:** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 2716-42 N. Central Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Osco Pharmacy, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 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 in conjunction with a proposed Osco pharmacy shall be constructed consistent with the site plan and elevations prepared by Camburas & Theodore, dated May 15, 2000 and that landscaping shall be installed consistent with the landscaping plan prepared by Webster McGrath, dated June 7, 2000.

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

APPLICANT: American Drug Stores, Inc. **CAL NO.** 298-00-Z
APPEARANCE FOR: Elvin E. Charity **MAP NO.** 7-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 2716-42 N. Central Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 13,700 sq. ft. Osco Retail Drug Store with drive-through facility and provision for 1 instead of 2 required 10' x 25' loading berths.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 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 August 18, the Zoning Board of Appeals, in Cal. No. 297-00-S, approved the applicant's special use application for the establishment of a drive-through facility in conjunction with a proposed Osco Pharmacy, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Amy Little **CAL NO.** 299-00-A
APPEARANCE FOR: Amy Little **MAP NO.** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 18, 2000
PREMISES AFFECTED: 1924 S. Loomis Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to certify 6 dwelling units in lieu of a store and 5 dwelling units in an existing 3-story brick building, in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Amy Little, owner, on May 25, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 6 dwelling unit in lieu of a store and 5 dwelling units in an existing 3-story brick building, in an R4 General Residence District, on premises at 1924 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 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, Sections 7.5-4, 7.12-2 (9) ."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 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 store and 5 dwelling unit building; that there is on-site parking space available for two automobiles; that the applicant proposes to convert the existing non-conforming store premises to a conforming dwelling unit; that the change of use from a non-conforming store 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 denied and he is authorized to certify 6 dwelling units in lieu of a store and 5 dwelling units in an existing story brick building, with no additional parking necessary, on premises at 1924 S. Loomis Street, 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.

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

APPLICANT: Larry Cohen

CAL. NO. 416-99-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 18, 2000

PREMISES AFFECTED-- 952 W. Belmont Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in an existing 1-story brick store building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Marian Machlowski

CAL. NO. 35-00-S

APPEARANCES FOR: James J. Banks

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING
August 18, 2000

PREMISES AFFECTED-- 3642 W. George 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 residential use below the 2nd floor of an existing 3-story brick building in its proposed conversion to 4 dwelling units, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Gary Poter

CAL. NO. 169-00-Z

APPEARANCES FOR: James J. Banks, Gary Poter

MAP NO. 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 18, 2000

PREMISES AFFECTED-- 1418 W. Cortez Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4th floor addition to an existing 3-story brick building converted to 7 dwelling units, all of which will have no front yard instead of 10.4', no rear yard instead of 30', and will exceed the 45' height limitation by 4.5'.*

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 August 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 30, 2000; and

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

Admended at the public hearing.

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

APPLICANT: 824 W. Superior L.L.C.

CAL. NO. 177-00-Z

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 18, 2000

PREMISES AFFECTED-- 824 W. Superior Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-4 General Commercial District, the erection of a 6-story addition to the west of a 5th and 6th floor additions to the top of an existing 4-story brick building, all of which will contain retail space and 40 dwelling units and will have no rear yard instead of 30' from the lowest residential unit.

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: Minute Men of Illinois, Inc.

CAL. NO. 195-00-S

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 6-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 18, 2000

PREMISES AFFECTED-- 4137 W. 26th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment facility in an existing 1-story store building, in a B5-2 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 30, 2000; and

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

MINUTES OF MEETING

August 18, 2000

Cal. Nos 182-99-Z, 183-99-S ,

and 184-99-Z.

Shirley Hughes, Pastor, for Inspirational Deliverance Center, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the erection of a 1-story 348 seat church with a front yard of 10' instead of 15' and whose rear yard will be 20' instead of 30', in an R4 General Residence District, on premises at 655 N. Parkside Avenue; for the establishment of an off-site parking lot for 12 private passenger automobiles, on premises at 654-56 N. Parkside Avenue, to fulfill the off-street parking requirement for the aforesaid 348 seat church; and for the establishment of the aforesaid off-street parking lot, whose front yard will be 5' instead of 9.6', which applications were approved by the Zoning Board of Appeals on June 18, 1999, in Cal. Nos. 182-99-Z, 183-99-S and 184-99-Z, respectively.

Pastor Hughes stated that between the June 18, 1999 Zoning Board hearing and the present time, the church has been in negotiation with their financial institution regarding certain aspects of the project, however, the validity period of the resolutions granted by the Board expired during that time. The applicant has recently obtained the necessary funding documentation required for them to proceed.

Chairman Spingola moved that the request be granted and the time for constructing the 1-story 348 seat church and establishing the off-site parking lot for 12 automobiles be extended to June 19, 2001. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

August 18, 2000

Cal. No. 300-98-S

Robert J. Slobig, for Gonzales Construction Company, applicant, presented a further request for an extension of time in which to obtain a building permit and commence construction of a waste transfer facility in a proposed 1-story 12,000 square foot building, in an M2-3 General Manufacturing District, on premises at 4616 W. 42nd Street, approved by the Board on August 21, 1998, in Cal. No. 300-98-S, and for which an extension of time to August 21, 2000 was granted by the Board on January 21, 2000.

Mr. Slobig stated that since the time of the Board's approval of the extension of time on January 21, 2000, there has been a delay in connection with the annual renewal of the permit issued by the Department of Environment of the City of Chicago. The applicant has been diligently working with the Department of Environment to resolve the issues delaying the renewal of the permit so that it can obtain its building permit and commence construction.

Chairman Spingola moved that the request for a further extension of time in which to commence construction of the aforesaid waste transfer facility be denied stating that the applicant has already received an extension of time as provided for under Section 11.10-5 of the zoning ordinance and that there is no adequate showing of cause in the instant request. The motion prevailed by yes and nays as follows:

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