

**MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS**

at 9:00 A.M. and 2:00 P.M.

held in Room 201-A, City Hall on Friday, October 20, 2000

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
LeRoy K. Martin,
Brian L. Crowe
Demetri Konstantelos
Gigi McCabe-Miele

MINUTES OF MEETING

October 20, 2000

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on September 15, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Lutheran Church of the Holy Spirit **CAL NO.:** 331-00-Z
APPEARANCE FOR: Roberta Edwards, Rev. Rayford Grady **MAP NO.:** 28-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 1335 W. 115th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of 1-story addition to the east side and rear of an existing 1-story church building whose east side yard will be 3.5' instead of 15' and whose rear yard will be 3' 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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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: Sean Derrig **CAL NO.:** 332-00-Z
APPEARANCE FOR: Thomas S. Moore, Sean Derrig **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 1146 W. Wilson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 12 dwelling unit office and apartments building, whose rear yard will be 10' instead of 30' and with no provision for one required 10' x 25' loading berth.

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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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: Catholic Bishop of Chicago **CAL NO.:** 333-00-Z
APPEARANCE FOR: Thomas S. Moore **MAP NO.:** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 1033 W. Armitage 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 parish hall addition to replace an existing hall and which addition will be connected to the existing St. Theresa of Avila Church and school campus whose west side yard will be 1.3' and with no east side yard instead of 6' each.

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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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: Calvert Audrian **CAL NO.:** 334-00-Z
APPEARANCE FOR: James J. Banks, Calvert Audrian **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 5743 S. Dorchester 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 masonry addition to an existing 3-story single family dwelling whose north side yard will be 9' and with no south side instead of 5.3' each and which addition will result in a 15% (504 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

	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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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: Fullerton Development Group **CAL NO.:** 335-00-Z
APPEARANCE FOR: James J. Banks, George Cyrus **MAP NO.:** 7-G
APPEARANCES AGAINST: Hugh Schwartzberg, et al **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 900 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence/SD# 13, the erection of two enclosed stair additions to the roof of an existing 5-story brick 50 dwelling unit building which additions will have no east or west side yards instead of 15' each and will increase the height of the building by 9' (18%) over the existing 50'.

ACTION OF BOARD--

VARIATION 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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence/SD#13 District; that the subject site is a 150' x 150' lot improved with a brick 5-story 50 condominium dwelling unit building; that the applicant seeks to erect two enclosed stair additions to access a proposed small roof deck area; that the subject building's location in Special District #13 requires a building height variation; that no evidence was presented to indicate that the enclosed stair additions, as designed, are necessary in order to obtain a reasonable return on the property; that the proposed roof deck area is a condominium common area and may be used for parties; that opponents to the proposal testified that the proposed enclosed stair additions presents a potential safety hazard in that they do not directly access into a street or the parking area located at the rear of the building in case of fire; that no evidence was presented to indicate that the proposed enclosed stair additions meet the fire code regulations of the City of Chicago; that no evidence was presented to indicate any unique circumstances exist nor that the essential character of the locality will not be altered by the granting of the variations requested; it is therefore

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

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

APPLICANT: T. Lamb, Inc. **CAL NO.:** 336-00-Z
APPEARANCE FOR: Richard E. Zulkey **MAP NO.:** 9-G
APPEARANCES AGAINST: Richard E. DiLeonardi, et al. **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 3633 N. Sheffield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence/Wrigley Field Adjacent Area, the erection of a 3-story covered porch area with decks on the 2nd & 3rd floors of an existing 3-story with basement residential building which also have private baseball club activities on the premises and which addition will have a front yard of 2' instead of 14.42'.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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: Buona Beef, Inc. **CAL NO.:** 337-00-Z

APPEARANCE FOR: John J. George, Carlo Buonavolanto **MAP NO.:** 1-E

APPEARANCES AGAINST: Norman Schwartz **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED: 160-64 E. Superior Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B6-7 Restricted Central Business District, the erection of a 4-story restaurant building with provisions for one instead of two 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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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 B6-7 Restricted Central Business District; that the subject site is a 65.67' x 100' unimproved lot; that the applicant proposes to erect a 4-story restaurant building at the subject site and seeks to waive one of the two required 10' x 25' loading berths; that the applicant testified that it has an easement agreement with other parties that will allow parking of delivery trucks at the rear of the proposed restaurant building; that the testimony presented indicates that the applicant restaurant will receive three to four deliveries per day during the early morning hours; 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 subject property with the 4-story restaurant building, as designed, lacks sufficient space for a second loading berth; that the plight of the owner is due to the dimensions of the subject property and the need to maximize the space available for the proposed restaurant building; that the proposed building to be erected at the subject site will be a single-use structure to which deliveries can be controlled; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Sonia Rodriguez **CAL NO.:** 338-00-S
APPEARANCE FOR: Adrian Tabangay, Sonia Rodriguez **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 4957 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in the conversion of a store and 2 dwelling units into 3 dwelling units with a proposed 3rd floor addition, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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: Sonia Rodriguez **CAL NO.:** 339-00-Z
APPEARANCE FOR: Adrian Tabangay, Sonia Rodriguez **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 4957 N. Western 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 3rd floor addition to an existing 2 ½-story frame store and two dwelling unit building in order to convert said premises to 3 dwelling units and which addition will have a front yard of 6.2' instead of 12.48.

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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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 20, 2000, the Zoning Board of Appeals, in Cal. No. 338-00-S, approved the establishment of residential use below the 2nd floor in the conversion of a store and 2 dwelling units into 3 dwelling units with a proposed 3rd floor addition 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: 87th Avenue CVS, L.L.C. **CAL NO.:** 340-00-S

APPEARANCE FOR: John J. George, Jim Dapkus **MAP NO.:** 20-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:** October 20, 2000

PREMISES AFFECTED: 4746-56 W. 87th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed CVS retail pharmacy, 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 on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 build consistent with the site plan prepared by the Sear-Brown Group, dated October 20, 2000 and with elevations, dated October 11, 2000; that landscaping shall be installed consistent with the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated August 18, 2000.

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

APPLICANT: 103rd Avenue CVS L.L.C. **CAL NO.:** 341-00-S
APPEARANCE FOR: John J. George, Jim Dapkus **MAP NO.:** 24-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 10223-47 S. Longwood Drive
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed CVS retail pharmacy, 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 on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 build consistent with the site plan prepared by the Sear-Brown Group, dated October 9, 2000 and with elevations dated July 28, 2000; that the applicant shall install landscaping consistent with the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated October 9, 2000.

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

APPLICANT: Chicago Pulaski CVS, L.L.C. **CAL NO.:** 342-00-S
APPEARANCE FOR: John J. George, Jim Dapkus **MAP NO.:** 26-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 10301-23 S. Pulaski Road
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed CVS retail pharmacy, 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 on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 build in substantial conformance with the site plan prepared by the Sear-Brown Group, dated October 10, 2000 and with elevation plans dated July 24, 2000; that the applicant shall install landscaping in substantial conformance with the landscaping plan prepared by Daniel Weinbach & Partners, Ltd., dated October 9, 2000.

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

APPLICANT: Dearborn East Partners, L.P. **CAL NO.:** 343-00-S
APPEARANCE FOR: Rick Wendy **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 601 N. Dearborn 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 facility for 355 private passenger automobiles in a proposed 696 space 10-story garage structure attached to and a part of a proposed 59-story building containing 341 dwelling units, and ground floor retail uses, in a B7-6 General Central Business 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 October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 September 18, 1998, the Board approved the establishment of a public parking garage facility for 372 of 672 spaces provided in a proposed 63-story building containing a 22-story hotel, 348 dwelling units and ground floor retail uses at the subject site; that the testimony presented in Cal. No. 333-98-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 the public parking garage shall be limited to no more than 355 parking spaces;

That the applicant shall provide ground-level setbacks and arcade spaces along the Ohio Street and Ontario Street frontages consistent with plans prepared by Solomon, Cordwell, Buenz and Associates.

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

APPLICANT: Elite Labor Services on 18th Street, Ltd. **CAL NO.:** 344-00-S
APPEARANCE FOR: Christina Brotto, Harvey Cole **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 1854 W. 18th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day labor employment facility on the 1st floor of an existing 3-story store and apartment building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLLCATION 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 October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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:	Neal Cohen	CAL NO.: 345-00-S
APPEARANCE FOR:	Neal Cohen	MAP NO.: 5-J
APPEARANCES AGAINST:	None	MINUTES OF MEETING: October 20, 2000
PREMISES AFFECTED:	1802-38 N. Hamlin 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 in an M1-1 Restricted Manufacturing District, to satisfy the parking requirement for a manufacturing company located at 1805 N. Hamlin Avenue.

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 October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 existing paving, striping, fencing and security shall be maintained;

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

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

APPLICANT: Payday Loan Store of Illinois, Inc. CAL NO.: 346-00-S
APPEARANCE FOR: James J. Banks, Robert Wolfberg MAP NO.: 12-L
APPEARANCES AGAINST: None MINUTES OF MEETING: October 20, 2000
PREMISES AFFECTED: 4838 S. Cicero Avenue

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for JOSEPH J. SPINGOLA, DEMETRI KONSTANTELOS, LEROY K. MARTIN, JR., GIGI McCABE-MIELE, BRIAN L. CROWE. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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: Henry Brownell **CAL NO.:** 347-00-S
APPEARANCE FOR: Thomas Pikarski, John, J. Pikarski, Jr., **MAP NO.:** 7-G
 Henry Brownell
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 1500 W. Wellington 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 in an R4 General Residence/SD# 3 in a proposed 2-car garage to serve the single family dwelling at 1502 W. Wellington Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 #3; that the subject site is improved with a 2 ½ story frame residential building; that a 2-story frame residential building is located at 1502 W. Wellington Avenue; that the properties at 1500 and 1502 W. Wellington Avenue lack an alley access; that the testimony presented indicates that the applicant is the builder of the 2-story residential building at 1502 W. Wellington Avenue and is also the owner of the property; that the applicant entered into an Agreement with the owner of the subject site property, 1500 W. Wellington Avenue, to build a two-car garage at the rear of said property to serve both the single-family dwelling at 1502 W. Wellington and the 1500 W. Wellington property; that the applicant does not own the 1500 W. Wellington property or reside in the 2 ½ story frame residential building located on said property, nor does he reside at the 1502 W. Wellington address; that the Board finds that the proposed establishment of an off-site parking space to serve the single-family residence at 1502 W. Wellington is not necessary for the public convenience at that location; that Section 7.12(2) of the zoning ordinance states that no accessory parking is required for a single-family dwelling which lacks alley access; that the applicant does not reside at the subject site and, therefore, no hardship exists; 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: Robert Sedghi **CAL NO.:** 348-00-S

APPEARANCE FOR: Thomas Pikarski, Robert Sedghi **MAP NO.:** 3-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED: 875 N. Orleans 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 hand car wash in an existing 1-story brick building, in a C1-2 Restricted Commercial 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 October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 hours of operation shall be limited to the hours between 6 A.M. and 8 P.M., daily;
- That the applicant shall install a single, exit only, 12' wide driveway on N. Orleans Street;
- That all stacking and washing of automobiles shall be done completely within the existing building at the subject site.

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

APPLICANT: Thomas Moran

CAL NO.: 349-00-S

APPEARANCE FOR:

MAP NO.: 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 2000

PREMISES AFFECTED: 5800-12 N. Glenwood 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 14 private passenger automobiles, in an R4 General Residence/SD# 22, to serve the existing apartment building located at 5739-45 N. Ridge Avenue.

ACTION OF BOARD--

CASE CONTINUE TO
DECEMBER 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: Thomas Moran

CAL NO.: 350-00-Z

APPEARANCE FOR:

MAP NO.: 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 2000

PREMISES AFFECTED: 5800-12 N. Glenwood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, the establishment of an off-site parking lot in an R4 General Residence District, to serve an existing apartment building located at 5739-45 N. Ridge Avenue and which lot will have no front yard instead of 15'.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 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: McDonalds Corporation **CAL NO.:** 351-00-S

APPEARANCE FOR: Elvin E. Charity **MAP NO.:** 20-E

APPEARANCES AGAINST: Joan Lewis, Ann Cadge, James Haymes **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED: 349 E. 79th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed McDonald's restaurant, 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
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 October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 B4-2 Restricted Service District; that the subject site is a 140' x 236' lot located at the southwest corner of E. 79th Street and S. Dr. Martin Luther King, Jr. Dr. and is presently improved with a 1-story brick building; that the applicant proposes to vacate a portion of an existing east/west alley, demolish the existing 1-story building in order to establish a drive-through facility in conjunction with a proposed McDonald's restaurant at the subject site; that the proposed use is necessary for the public convenience at this location to provide a service necessary in today's fast food industry; that the public health, safety and welfare will be adequately protected under the conditions and standards hereinafter set forth; and that the proposed use will be compatible with the existing business improvements located on E. 79th Street and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the applicant shall obtain from the City Council a vacation of that portion of the east/west alley that abuts the subject property

Additional conditions follow on page 23a.)

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

MINUTES OF MEETING

October 20, 2000

Cal. No. 351-00-S

That ingress and egress shall be from driveways located on Dr. Martin Luther King, Jr. Dr.; that there shall be no ingress nor egress via the remaining portion of the east/west public alley nor a north/south public alley abutting the site to the west; that the driveways located on King Dr. shall be constructed in accordance with applicable ordinances;

That the applicant shall build the drive-through facility and restaurant consistent with the site plan prepared by McDonald's Corporation, dated July 24, 2000 and elevation drawings dated September 20, 2000;

That landscaping shall be installed consistent with the landscape plane prepared by Dahl Landscaping, dated October 20, 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.

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

APPLICANT: Oakdale Covenant Church

CAL NO.: 352-00-S

APPEARANCE FOR:

MAP NO.: 22-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 2000

PREMISES AFFECTED: 9403-47 S. Vincennes 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 58 private passenger automobiles, in an M1-1 Restricted Manufacturing District, to serve an existing church and a proposed community center on premises at 9440 S. Vincennes Avenue and 9406 S. Vincennes Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 19, 2001.

	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: Oakdale Covenant Church

CAL NO.: 353-00-S

APPEARANCE FOR:

MAP NO.: 22-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 2000

PREMISES AFFECTED: 9406 S. Vincennes 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 community center in a proposed 2-story building, in an R2 Single Family Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 19, 2001.

THE VOTE

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

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

APPLICANT: Elsa Torres **CAL NO.:** 354-00-A
APPEARANCE FOR: Elsa Torres **MAP NO.:** 6-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 2538 S. Western Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Elsa Torres, for Gilberto Rodriguez, owner, on July 27, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in an existing 2-story brick store building, in an M2-3 General Manufacturing District, on premises at 2538 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 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 October 20, 2000; and

WHEREAS, the district maps show that the premises is located in an M2-3 General Manufacturing 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 M2-3 General Manufacturing District; that the subject site is improved with a 2-story brick store building; that the appellant seeks to establish a beauty parlor in the store at the subject site; that the subject store premises has been previously occupied by business uses, the last use having been a pet shop which ceased operation in 1999; that licensing requirements have caused the case to be filed; that the change of use from a pet shop to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in an existing 2-story brick store building, on premises at 2538 S. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 7:00 P.M., Monday through Friday, 9:00 A.M. and 6:00 P.M. Saturday, and from 10:00 A.M. 3:00 P.M., Sunday; 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: Tanesha Burgin **CAL NO.:** 355-00-A
APPEARANCE FOR: Tanesha Burgin **MAP NO.:** 18-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 936 W. 79th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Tanesha Burgin, for James Hinton, owner, on July 25, 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 a 1-story brick store building, in a B2-2 Restricted Retail District, on premises at 936 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 25, 2000, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 1-story brick multi-store building; that on April 19, 1996, the Board approved, in Cal. No. 121-96-A., the establishment of a hair and nail beauty salon in the subject store premises; that testimony presented indicates that the appellant took over the store lease from the previous beauty salon operator; that licensing requirements have caused the case to be filed; that the change of use from a hair and nail beauty salon to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a 1-story brick multi-store building, on premises at 936 W. 79th Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7:00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: David Allen CAL NO.: 356-00-A

APPEARANCE FOR: David Allen MAP NO.: 20-H

APPEARANCES AGAINST: MINUTES OF MEETING:
October 20, 2000

PREMISES AFFECTED: 7954 S. Ashland 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: The Three Arts Club of Chicago **CAL NO.:** 357-00-A

APPEARANCE FOR: **MAP NO.:** 3-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED: 1300 N. Dearborn Parkway

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 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: Higinia Martinez **CAL NO.:** 358-00-A
APPEARANCE FOR: Higinia Martinez **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 932 W. 19th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Higinia Martinez, owner, on June 30, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 5 dwelling units in an existing 3-story brick building, in an R4 General Residence District, on premises at 932 W. 19th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 27, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 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 brick building; that evidence presented indicates that 5 dwelling units have been legally permitted in the building at the subject site since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 5 dwelling units in an existing 3-story brick building with no parking required, on premises at 932 W. 19th Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: ACME Window Cleaning Service **CAL NO.:** 359-00-A
APPEARANCE FOR: Robert Rogers **MAP NO.:** 17-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 18, 2000
PREMISES AFFECTED: 7206 W. Pratt Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, ACME Window Cleaning Service, for Paul Miller, owner, on August 9, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the continuation of a window cleaning operation on the 1st floor of an existing 2-story store and apartment building, in an R2 Single-Family Residence District, on premises at 7206 W. Pratt Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story building containing three non-conforming store premises on the ground floor and a dwelling unit on the second floor; that the subject window cleaning business has occupied a store premises at the site since May, 1997; that the subject site was zoned B4-1 Restricted Service at the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance; that on April 16, 1990, the City Council rezoned the subject site from B4-1 Restricted Service District to R2 Single-Family Residence which rendered any business use at the site a legal non-conforming use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continuation of a window cleaning operation on the 1st floor of an existing 2-story store and apartment building, on premises at 7206 W. Pratt Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 3:00 P.M., Monday through Friday; 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: Thomas Arthur **CAL NO.:** 360-00-A

APPEARANCE FOR: John J. Pikarski, Jr., Thomas Arthur **MAP NO.:** 11-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED: 1208-10 W. Montrose Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Thomas Arthur, owner, on August 8, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 24 dwelling units in an existing 3-story brick building, in an R5 General Residence District, on premises at 1208-10 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 2000, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

WHEREAS, the district maps show that the premises is located in an R5 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 R5 General Residence District; that the subject site is improved with a 3-story brick residential building built in 1916; that on June 27, 1980, the City Council rezoned the subject site from an R4 General Residence District to an R5 General Residence District; that evidence presented indicate that architectural details of the subject building show that the building legally contained 24 dwelling units prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 24 dwelling units with no parking required provided the building is brought into compliance with all applicable building code regulations; 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 24 dwelling units in an existing 3-story brick building, with no off-street parking required, on premises at 1208-10 W. Montrose 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: Stam Construction/Catalpa Winthrop Building Corporation* **CAL NO.:** 361-00-A
APPEARANCE FOR: Robert S. Ward **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** October 20, 2000
PREMISES AFFECTED: 5501 N. Winthrop 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/

	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, Stam Construction, for Catalpa Winthrop Building Corporation, owner, on July 31, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 50 dwelling units instead of 45 as listed in an existing 3-story brick apartment building, in an R6 General Residence District, on premises at 5501 N. Winthrop Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 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 7.12-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R6 General Residence District; that the subject site is improved with a 3-story brick apartment building; that the subject site has been zoned for apartment dwelling units since the adoption of the 1923 zoning ordinance; that evidence presented indicates that Building Permit 856644 issued September 8, 1997 indicates that the building contains 45 legally permitted dwelling units; that the 45 dwellings are owner occupied as a co-op apartment building and that the subject 5 basement units are owned by the Catalpa Winthrop Building Corporation and are rented out; that testimony presented indicates that the 5 dwelling units located in the basement of the subject building were created during the early 1940's; that the change of use from storage and janitorial space is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 50 dwelling units with no additional off-street parking required; it is therefore

*Amended at the public hearing.

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

MINUTES OF MEETING

October 20, 2000

Cal. No. 361-00-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 50 dwelling units instead of 45 as listed in an existing 3-story brick building, with no additional off-street parking required, on premises at 5501 N. Winthrop 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: Larry Noesen **CAL NO.:** 362-00-A
APPEARANCE FOR: Larry Noesen **MAP NO.:** 13-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 4929 W. Argyle Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Larry Noesen, owner, on August 1, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in an existing 1-story with basement residential building, in an R2 Single-Family Residence District, on premises at 4929 W. Argyle Street; and

) WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 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 7.5-2, 7.3-2(1) ."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 1 ½ story frame residential building; that the appellant seeks to legalize a 2nd dwelling unit in the building at the subject site; that no evidence was presented to indicate that a 2nd dwelling unit has ever been legally established in the subject building; it is therefore

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

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

APPLICANT: Kuk Han Lee **CAL NO.:** 363-00-A
APPEARANCE FOR: Kuk Han Lee **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 3977 W. Madison Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Kuk Han Lee, for Alpine Partners, owner, on August 9, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail beauty supply store in a 1-story shopping mall facility, in a B3-3 General Retail District, on premises at 3977 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 27, 2000, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that the subject site is improved with a 1-story brick strip mall multi-store building; that the appellant seeks to establish a retail beauty supply business in a store at the subject site; that the subject store premises was previously occupied as a general store which use recently ceased operation; that licensing requirements have caused the case to be filed; that the change of use from a general store to a retail beauty supply business 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 the appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail beauty supply store in a 1-story shopping mall facility; on premises at 3977 W. Madison Street, 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: Om Gupta **CAL NO.:** 364-00-A

APPEARANCE FOR: None **MAP NO.:** 15-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED: 6122-36 N. Winchester Avenue

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

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

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: James A. Byrne, Jr. **CAL NO.:** 365-00-Z
APPEARANCE FOR: James A. Byrne, Jr. **MAP NO.:** 26-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 20, 2000
PREMISES AFFECTED: 2222 W. 107th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 1-story addition to an existing 1 1/2-story brick and frame single family dwelling, whose west side yard will be .72' instead of 5'.

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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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: George Graham **CAL NO.:** 366-00-Z
APPEARANCE FOR: David T. Wallach, George Graham **MAP NO.:** 22-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000
PREMISES AFFECTED: 9118 S. Cregier Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 1 & 2 story single family dwelling whose rear yard will be 7' instead of 30'. Board approved same structure under Case # 239-70-Z which structure was destroyed by fire and is being replaced as existed.

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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 29, 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: George Ardelean **CAL. NO.** 311-00-S

APPEARANCES FOR: Paul A. Kolpak, George Ardelean **MAP NO.** 3-F

APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 20, 2000

PREMISES AFFECTED-- 2426 N. Orleans Street / 1428-30 N. Orleans 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 order to provide 21 garage parking spaces and an office on the 1st floor of a proposed 6-story store and 18 dwelling unit building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 garage entrance shall be set back 4 feet from the Orleans Street property line as illustrated on the site plan prepared by Michael J. Realmuto, dated October 4, 2000; that the building shall be constructed consistent with the elevation drawings prepared by Michael J. Realmuto, dated October 4, 2000.

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

APPLICANT: George Ardelean **CAL. NO.** 312-00-Z

APPEARANCES FOR: Paul A. Kolpak, George Ardelean **MAP NO.** 3-F

APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 20, 2000

PREMISES AFFECTED-- 1426 N. Orleans Street / 1428-30 N. Orleans Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 6-story 18 dwelling unit building with no front yard instead of 9' and no rear yard instead of 30' and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 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 20, 2000, the Board approved, in Cal. No. 311-00-S, the establishment of residential used below the 2nd floor in order to provide 21 parking garage parking spaces and an office on the 1st floor in a proposed 6-story store and 18 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; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Sheffield Development Company **CAL. NO.** 310-00-Z
APPEARANCES FOR: John J. Pikarski, Jr., William Kowalski **MAP NO.** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
October 20, 2000
PREMISES AFFECTED-- 1408-10 W. Taylor Street

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 store and 6 dwelling unit building with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 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 October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2000; and

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

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

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

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

APPLICANT: Eric Williams CAL. NO. 157-00-S

APPEARANCES FOR: James L. Lasenby, Eric Williams MAP NO. 3-H

APPEARANCES AGAINST: None MINUTES OF MEETING
October 20, 2000

PREMISES AFFECTED-- 1410 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

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

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

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

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

APPLICANT: Lorraine Zografos for Danny's Auto Sales, Inc. **CAL. NO.** 293-00-A

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

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED- 7158 W. 63rd Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

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

APPEARANCES FOR: Barry H. Greenburg, Ahmet Abazovic **MAP NO.** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 20, 2000

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

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ahmet Abazovic, owner, on May 2, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 45 dwelling units in an existing 3-story brick 44 dwelling unit building, in an R6 General Residence District, on premises at 1034-52 W. Rosemont Avenue / 6300-06 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.8-1 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R6 General Residence District; that the subject site is improved with a 3-story brick apartment building; that the subject building is occupied by 44 legally permitted dwelling units; that the appellant seeks to substitute one dwelling unit for non-conforming office space for a total of 45 dwelling units; that the change of use from non-conforming office space to a 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 45 dwelling units in an existing 3-story brick building, with no parking required, on premises at 1034-52 W. Rosemont Avenue / 6300-06 N. Kenmore Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Wlodzimierz Michalski & Joseph Grendys* **CAL. NO.** 295-00-A

APPEARANCES FOR: Thomas S. Moore **MAP NO.** 11-K

APPEARANCES AGAINST: Richard Slosarski, et al. **MINUTES OF MEETING:**
October 20, 2000

PREMISES AFFECTED- 4404 W. Berteau Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 15, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

*Amended at the public hearing.

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

APPLICANT: Brendan Carroll **CAL. NO.** 250-00-Z
APPEARANCES FOR: John J. Pikarski, Jr., Brendan Carroll **MAP NO.** 7-G
APPEARANCES AGAINST: Melissa Kern **MINUTES OF MEETING**
October 20, 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--

VARIATION DENIED.

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 October 20, 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 R5 General Residence District; that the subject site is a 980 sq. ft. irregular shaped lot improved with a newly constructed 5-story brick residential building with an attached garage; that on October 15, 1999, the Zoning Board of Appeals, in Cal. No. 356-99-A, sustained an objector's appeal filed by the property owner of 842 W. Fullerton Avenue in the granting of an Exception by the Office of the Zoning Administrator to the applicant in this case to reduce the west side yard to 2.5' instead of 5' to permit the erection of two 25' x 19.5' three-car garages attached to a proposed 8 dwelling unit building at the subject site; that the Board found in Cal. No. 356-99-A that the exception granted to the applicant to reduce the west side yard hampered the ability of the property owner of 842 W. Fullerton Avenue to access windows, telephone wires and clothes dryer vents located on the east wall of this building and that the exception request was de minimus; that subsequently an administrative review, 99CH18413, was filed in Circuit Court by the applicant, which case is still pending; that the Board finds that no evidence was presented in the instant case to cause it to alter its decision previously rendered and that the Board finds that the proposed attached garage for 6 automobiles attached to an existing 8 dwelling unit constitutes an overbuilding of the subject site and will not be compatible with the essential character of the neighborhood in which it is to be located; it is therefore

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

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

APPLICANT: Steven V. Frytz **CAL. NO.** 324-00-Z
APPEARANCES FOR: John J. Pikarski, Jr., Steven V. Frytz **MAP NO.** 9-H
APPEARANCES AGAINST: Basil Tiritilli **MINUTES OF MEETING**
October 20, 2000
PREMISES AFFECTED-- 1801 W. Addison Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-3 Local Retail District, the erection of a 4-story 24 condominium dwelling unit building with no front yard instead of 15', with no west side yard instead of 20' and whose percentage of lot coverage will be 65% instead of 60% as permitted.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on September 1, 2000; and

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

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

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

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

APPLICANT: Steven V. Frytz **CAL. NO.** 325-00-S

APPEARANCES FOR: John J. Pikarski, Jr., Steven V. Frytz **MAP NO.** 9-H

APPEARANCES AGAINST: Basil Tiritilli **MINUTES OF MEETING**
October 20, 2000

PREMISES AFFECTED-- 1801 W. Addison 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 a proposed 4-story 24 condominium dwelling unit building with parking and living space on the lower level, in a B1-3 Local Retail 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 October 20, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 1, 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 4-story 24 condominium dwelling unit building shall be constructed in substantial conformance with the plans and drawings prepared by Mayer, Jeffers, Gillespie, Architects, dated march 6, 2000.

MINUTES OF MEETING

October 20, 2000

Cal. No. 339-99-S

Gary I. Wigoda, for New Apostolic Church, applicant, presented an written request for an extension of time in which to obtain necessary building permits for the establishment of an off-site parking lot for 14 private passenger automobiles, on premises at 3758 N. Albany Avenue, to serve the church located across the public alley to the west at 3753 S. Troy Street, approved by the Board on October 15, 1999, in Cal. No. 339-99-S.

Mr. Wigoda stated that due to certain design and approval problems with the subject property, the applicant has not yet been able to proceed with the project, but will be doing so in the immediate future.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to October 15, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 2000

Cal. No. 380-99-S

Curtiss R. Robinson, D.D.S., owner, presented a written request for an extension of time in which to complete the establishment of an off-site parking lot for up to 13 private passenger automobiles, on premises at 347-57 E. 69th Street, to serve an existing dentist office located at 6856-58 S. King Drive, approved by the Board on November 19, 1999, in Cal. No. 380-99-S.

Dr. Robinson stated that due to the amount of the letter of credit to the City of Chicago for required landscaping, and the actual cost of constructing the parking lot, he was unable to collateralize the letter of credit and cost of construction and therefore requests an extension of time to complete the project.

Chairman Spingola moved that the request granted and the time for completing the aforesaid off-site parking lot be extended to November 19, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 2000

Cal. No. 228-99-S

Joseph P. Gattuso, for The New City Group, Inc., applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of a drive-through facility in conjunction with the erection of a 1-story retail bank building containing 1,600 sq.ft. and 3 drive-through lanes on the east end of a retail shopping mall with 40 on-site parking spaces, on premises at 4000 W. Roosevelt Road, approved by the Board on July 16, 1999, in Cal. No. 228-99-S.

Mr. Gattuso stated that the largest tenant in the aforesaid retail shopping mall, a not-for-profit social service agency, has experienced significant delays in obtaining funding from the State of Illinois for the daycare facility to be established at the site. Consequently, the applicant's building permit applications were delayed. Although the applicant has applied for and obtained a foundation permit, the general building permit application for construction of the retail shopping facility has not yet been approved by the Department of Zoning.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to July 15, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 2000

Cal. No. 291-99-Z

Clausen Drake-Thompson, owner, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 2nd floor addition to an existing 1-story frame single-family dwelling whose front yard will be 5.75' instead of 15', with an east side yard of 2' and a west side yard of 2.1' instead of 2.4' each and to erect a 21' x 24.31' detached garage with a partial 2nd floor, 21' high, whose rear yard will be 2' instead of 30' and no east and west side yards instead of 2.4' each, on premises at 938 W. Concord Place, approved by the Board on September 17, 1999, in Cal. No. 291-99-Z.

Ms. Drake-Thompson stated that unforeseen health problems of her husband and needed corrections to the plans have hindered the progress on the aforesaid 2nd floor addition and detached garage. The applicant further stated that the corrected plans are now being reviewed and she expects to be able to apply for a building permit soon.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to October 15, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 2000

Cal. No. 336-99-S

Rev. Frank C. Garth, for Greater New Bethel M.B. Church, applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the continuation of a 100 seat church in a 1-story building, on premises at 2437 E. 87th Street, approved by the Board on October 15, 1999, in Cal. No. 336-99-S. A written request was also presented by the applicant for an amendment to the resolution granted by the Board in the aforesaid case.

Chairman Spingola moved that the request for an extension of time in which to obtain the necessary building permits be granted and that the time be extended to October 15, 2001. The motion prevailed by yeas and nays as follows:

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

The amendment requested is the waiver of the condition requiring the installation of a sewer drainage system within the on-site parking area. Rev. Garth stated that the installation of a sewer drainage system will cost several thousand dollars which would be a tremendous financial hardship on the church.

Chairman Spingola moved that the applicant's amendment request to waive the installation of a sewer drainage system be denied. Chairman Spingola stated that the condition in the resolution requiring the installation of a sewer drainage system is necessary in order to prevent standing water from severe rainstorms and to prevent runoff of such water onto, or into, neighboring or abutting properties. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 2000

Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, November 17, 2000.

Secretary