

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

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

held in The City Council Chambers, 2nd Floor, City Hall, on Friday, May 18, 2001

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

May 18, 2001

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on April 20, 2001 (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: Patricia and Michael Parra **CAL NO.:** 158-01-A
APPEARANCE FOR: Patricia and Michael Parra **MAP NO.:** 9-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 5201 W. Roscoe 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, Patricia and Michael Parra, owner, on February 26, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a partial 2nd story addition to an existing 1-story brick non-conforming store and one dwelling unit building, in an R3 General Residence District, on premises at 5201 W. Roscoe Street;

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick building containing a non-conforming store in the front of the building and a dwelling unit in the rear occupied by the appellants; that the non-conforming store premises is occupied by the appellant's photography studio; that the appellants' are seeking to erect a partial 2nd story addition with attached garage to the existing 1-story building; that the appellants contend that their building is conforming in that it is located in an R3 General Residence zoning district and that they are only expanding the dwelling unit for personal living space and not the storefront portion of the building occupied as their photography studio; that the appellants also contend that the photography studio is a "home occupation"; that although the subject site has been zoning for residential use since the adoption of the 1923 zoning ordinance, the subject building was constructed sometime between 1930 and 1940 rendering the store premises non-conforming; that Section 6.4-2 provides that "a non-conforming building or structure which is non-conforming as to bulk, or all or substantially all of which is designed or intended for a use not permitted in the district in which it is located shall not be added to or enlarged in any manner unless such additions and enlargements thereto are made

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 158-01-A

to conform to all the regulations of the district in which it is located..."; that under Section 6.4-2 of the zoning ordinance the Zoning Board of Appeals has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Patricia and Michael Parra **CAL NO.:** 159-01-Z

APPEARANCE FOR: Patricia and Michael Parra **MAP NO.:** 9-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**

PREMISES AFFECTED: 5201 W. Roscoe Street May 18, 2001

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a partial 2nd story addition to an existing 1-story brick store and apartment building whose east and west side yards will be 5.35' instead of 12' each and whose rear yard will be 26.87' instead of 30'.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals denied, in Cal. No. 158-01-A, the applicants' appeal seeking approval of the erection of a partial 2nd story addition to an existing 1-story brick non-conforming store and one dwelling unit building at the subject site, finding, in part, that under Section 6.4-2 of the zoning ordinance, it had no authority to grant the applicants' request; that the denial by the Zoning Board of Appeals of the applicants' appeal application negates the need for the variations requested in the instant case; it is therefore

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

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

APPLICANT: Greg Weissman **CAL NO.:** 160-01-Z
APPEARANCE FOR: James J. Banks, Greg Weissman **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 5317 N. Ravenswood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4th floor addition on the front and a 2nd, 3rd & 4th-floor addition to the rear of an existing 3-story and 1-story brick building all of which will contain 6 dwelling units whose front yard will be 10' instead of 15', whose north side yard will be 2.88' and whose south side yard will be 1' instead of 5' each, and with no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTS

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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: William Cullen **CAL NO.:** 161-01-Z
APPEARANCE FOR: Greta Carl, William Cullen **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 741-745 N. Wolcott 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 3rd story addition to an existing 2-story brick building which is being connected to an existing 3-story brick building in a proposed conversion to a 6 dwelling unit condominium building with a new 6 car garage on the lower level, all of which will have a front yard of 2.65' instead of 8.93' and a rear yard of 14' 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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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: Renaissance Development

CAL NO.: 162-01-Z

APPEARANCE FOR: Gary I. Wigoda

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 535 W. North Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 4 & 5-story masonry retail and 68 dwelling unit building, with no south rear yard, west side transitional yard, and no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED ON BOARD'S
MOTION TO JUNE 15, 2001.

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: Dorothy Szestowicki **CAL NO.:** 163-01-Z
APPEARANCE FOR: Thomas M. Pikarski, Dorothy Szestowicki **MAP NO.:** 7-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 3112 N. Osceola 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 sub division of a zoning lot into two zoning lots to allow for the erection of two 2-story brick single family dwellings whose minimum lot areas will be 4,662 sq. ft instead of 5,000 sq. ft., whose frontages will be 35' instead of 45' and whose south side yards will be 3' each instead of 5' each.*

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 R2 Single-Family Residence District; that the subject site is a 9,324 sq. ft. lot improved with a 1 ½ story frame single-family dwelling; that the applicant proposes to subdivide the existing property into two zoning lots of 4,662 sq. ft. each and to erect a single-family dwelling on each lot; that the frontages of the two lots will be 35'; that under Section 7.5(9) of the zoning ordinance, each zoning lot in an R1 or R2 Single-Family Residence District shall have a frontage on a public street which is equal to the predominant widths of the zoning lots on the same side of the street between the nearest intersecting streets or a minimum of 25 feet of frontage, whichever is greater; that evidence presented indicates that the predominant number of lots of record on the same side of this block of N. Osceola Avenue have frontages that exceed 35 feet; that under Section 7.5(5), no detached residential building in an R2 or R2 Single-Family Residence District shall be erected on a lot, other than a lot of record on the effective date of this comprehensive amendment whichever is less than 5,000 sq. ft. in area; that the subject lots will be 4,662 sq. ft. each; that no evidence was presented to indicate that the property in question cannot yield a reasonable return under the conditions allowed by the regulations in the R2 Single-Family Residence District; nor that any unusual circumstances exist; and that the sub-division of the existing lot and two new single-family dwellings, as proposed, will alter the essential character of the locality; it is therefore

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

Amended at the public hearing.
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ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Antonio and Rosario Rodriguez

CAL NO.: 164-01-Z

APPEARANCE FOR: Antonio and Rosario Rodriguez

MAP NO.: 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED: 2220 W. Touhy Avenue

May 18, 2001

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story frame accessory building whose height will exceed the 15' limit for an accessory building located in the rear yard.

ACTION OF BOARD--

CASE CONTINUED TO
AUGUST 17, 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: Antonio and Rosario Rodriguez

CAL NO.: 165-01-A

APPEARANCE FOR:

MAP NO.: 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 2220 W. Touhy Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
AUGUST 17, 2001.

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: K III, Inc. **CAL NO.:** 166-01-Z
APPEARANCE FOR: Graham C. Grady **MAP NO.:** 13-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 5501 N. Broadway

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 masonry building containing 2 ground floor retail units* and 12 dwelling units, whose rear yard will be 15' instead of 30' and with no provision for 1 required 10' x 25' loading berth.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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.

*Amended
 BAZ 15

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

APPLICANT: Jerry Coakley

CAL NO.: 167-01-S

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 3818 N. Clark Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 6 dwelling unit building in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 15, 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: Jerry Coakley

CAL NO.: 168-01-Z

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 3818 N. Clark 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 6 dwelling unit building with a front yard of 7' instead of the required 15', with east and west side yards of 3' each instead of 5' each and with no provision for a 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 15, 2001.

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: Jerry Coakley

CAL NO.: 169-01-S

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

May 18, 2001

PREMISES AFFECTED: 3822 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 15, 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: Jerry Coakley

CAL NO.: 170-01-Z

PEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 3822 N. Clark 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 3 dwelling unit building with a front yard of 7' instead of the required 15', whose south side yard will be 1.33' instead of 2.5'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 15, 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: Milwaukee-Montrose Partnership, L.L.C. **CAL NO.:** 171-01-S

APPEARANCE FOR: John J. George **MAP NO.:** 11-L

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 4339-67 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 drive-through facility in conjunction with a proposed CVS Drug store in a B4-1 Restricted Service.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOITON 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: Albertson's Inc. **CAL NO.:** 172-01-S
APPEARANCE FOR: Andre M. Thapedi, Anthony Cassata **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 6700 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an Osco Drug store in a proposed 1-story 12,233 sq. ft. building in a B4-3 Restricted Service District and a B5-4 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Camburas & Theodore, Ltd., dated February 23, 2001; and that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Albertson's Inc. **CAL NO.:** 173-01-Z
APPEARANCE FOR: Andre M. Thapedi, Anthony Cassata **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 6700 S. Stony Island Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit the establishment of a drive-through facility in proposed 1-story Osco Drug store with no provision for 1 required 10' x 25' loading berth in a B4-3 Restricted Service District and a B5-4 Restricted Service District.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals, approved, in Cal. No. 172-01-S, the establishment of a drive-through facility in conjunction with an Osco Drug Store to be located in a proposed 1-story 12, 233 sq.ft, building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: McDonald's Corporation **CAL NO.:** 174-01-S
PEARANCE FOR: Elvin E. Charity, Rich Neubauer **MAP NO.:** 2-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 18, 2001
PREMISES AFFECTED: 5610 W. Roosevelt 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 an existing McDonald's Restaurant in a proposed new 1-story building in an M2-2 General Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by the McDonald's Corporation, dated February 15, 2001; and that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: McDonald's Corporation **CAL NO.:** 175-01-S
APPEARANCE FOR: Elvin E. Charity, Rich Neubauer **MAP NO.:** 16-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 6355 S. King 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 new McDonald's Restaurant in a B5-3 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the proposed drive-through shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by the McDonald's Corporation, dated May 10, 2001; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: McDonald's Corporation **CAL NO.:** 176-01-S
APPEARANCE FOR: Elvin E. Charity, Rich Neubauer **MAP NO.:** 22-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 36 W. 95th 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 McDonald's Restaurant 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by the McDonald's Corporation, dated February 21, 2001; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: KFC National Management Company **CAL NO.:** 177-01-S
APPEARANCE FOR: Elvin E. Charity, Armen Parker **MAP NO.:** 2-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1144 S. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with Kentucky Fried Chicken/Pizza Hut Express* restaurant in a C1-2 Restricted Commercial 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by GPD Associates, dated October 25, 2000; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 178-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4I and 4J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1943 & 44 S. Kedzie Avenue/1937 & 38 S. Sawyer 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 new Chicago Transit Authority transit station, walkways, platforms and track structures in R4 General Residence, B4-2 Restricted Service and C1-2 Restricted Commercial Districts.

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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 new Chicago Transit Authority transit station, walkways, platforms and track structures shall be consistent with the recommendations of the Commission on Chicago Landmarks and the Illinois Historic Preservation Agency.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 179-01-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4I and 4J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1943 & 44 S. Kedzie Avenue/1937 & 38 S. Sawyer Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in R4 General Residence, B4-2 Restricted Service and C1-2 Restricted Commercial Districts, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures with no required yard set backs.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals, approved, in Cal. No. 178-01-S, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures, 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: Chicago Transit Authority **CAL NO.:** 180-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1920 S. Harding 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 Chicago Transit Authority substation facility in an R4 General Residence 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the applicant shall install landscaping and fencing in locations as illustrated on the landscape plan prepared by the Chicago Transit Authority Engineering Department; that the final landscape plans are approved by the Department of Planning and Development.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 181-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1717 W. 17th 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 Chicago Transit Authority substation facility in an R4 General Residence District and a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 final landscape plans shall be approved by the Department of Planning and Development.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 182-01-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1717 W. 17th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit the construction of a Chicago Transit Authority substation whose west side yard will be 5' instead of 7.12' in an R4 General Residence District and a B4-2 Restricted Service District.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 Zoning Board of Appeals, approved, in Cal. No. 181-01-S, the establishment of a Chicago Transit Authority substation facility, 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: Chicago Transit Authority **CAL NO.:** 183-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4Kand 4J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2005-21 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 new Chicago Transit Authority station, bus turnaround, substation, walkways, platforms and track structures in an R4 General Residence District and 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the applicant shall install landscaping consisting with drawings prepared by the Chicago Transit Authority Engineering Department; that the final landscaping plans shall be approved by the Department of Planning and Development.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 184-01-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4Kand 4J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2005-21 S. Pulaski Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District and a B4-2 Restricted Service District, the construction of a new Chicago Transit Authority transit station, bus turnaround, substation, walkways, platforms and track structures with no required yard setbacks.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals, in Cal. No. 183-01-S, approved the establishment of a new Chicago Transit Authority station, bus turnaround, substation, walkways, platforms and track structures, 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: Chicago Transit Authority **CAL NO.:** 185-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2010 S. Damen 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 new Chicago Transit Authority transit station, walkways, platforms and track structures in R4 General Residence, B2-2 Restricted Retail, and B4-2 Restricted Service Districts.

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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 site plans and landscaping plans for the plaza at the corner of S. Damen Avenue and W. Cullerton Street shall be approved by the Department of Planning and Development.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 186-01-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2010 S. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in R4 General Residence, B2-2 Restricted Retail District, and B4-2 Restricted Service Districts, the construction of a new Chicago Transit Authority station, walkways, platforms and track structure without providing the required yard setbacks.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals approved, in Cal. No. 185-01-S, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures, 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: Chicago Transit Authority **CAL NO.:** 187-01-S
PEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 1906-08 & 1907 S. Central Park 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 new Chicago Transit Authority transit station, walkways, platforms and track structures in an R4 General Residence District, and a C1-2 Restricted Commercial 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 site plan and landscaping plans for the new plaza at the corner of W. Ogden Avenue and S. Central Park shall be approved by the Department of Planning and Development.

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

APPLICANT: Chicago Transit Authority **CAL NO.:** 188-01-Z

APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 1906-08 & 1907 S. Central Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence, B2-2 Restricted Retail, and B4-2 Restricted Service Districts, a new Chicago Transit Authority transit station, walkways, platforms and track structures with no required yard setbacks.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals approved, in Cal. No. 187-01-S, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures, 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: Chicago Transit Authority **CAL NO.:** 189-01-S

APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 2019 S. Kostner 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 new Chicago Transit Authority transit station, walkways, platforms and track structures in an R3 General Residence 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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: Chicago Transit Authority **CAL NO.:** 190-01-Z
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2019 S. Kostner Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, a new Chicago Transit Authority transit station, walkways, platforms, track structures with no required yard setbacks.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals, approved, in Cal. No. 189-01-S, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures, 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: Chicago Transit Authority **CAL NO.:** 191-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 2011, 2008-12 S. California Avenue & 2011 S. Fairfield 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 new Chicago Transit Authority transit station, walkways, platforms and track structures in C1-2 Restricted Commercial, M1-2 Restricted Manufacturing, and B4-2 Restricted Service Districts.

ACTION OF BOARD--

APPLICAITON 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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: Chicago Transit Authority **CAL NO.:** 192-01-Z

PEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 18, 2001

PREMISES AFFECTED: 2011, 2008-12 S. California Avenue & 2011 S. Fairfield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in C1-2 Restricted Commercial, M1-2 Restricted Manufacturing, and B4-2 Restricted Service Districts, the construction of a new Chicago Transit Authority transit station, walkways platforms and track structures with no required yard setbacks.

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, aX public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals approved, in Cal. No. 191-01-S, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures, 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: Chicago Transit Authority **CAL NO.:** 193-01-S
APPEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2009 S. Western Avenue/2010 S. Oakley 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 new Chicago Transit Authority transit station, walkways, platforms and track structures in C2-3 General Commercial, M2-3 Restricted Manufacturing District, C1-2 Restricted Commercial, and R4 General Residence Districts.

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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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: Chicago Transit Authority **CAL NO.:** 194-01-Z
PEARANCE FOR: Langdon D. Neal **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 2009 S. Western Avenue/2010 S. Oakley Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in C2-3 General Commercial, M2-3 Restricted Manufacturing, C1-2 Restricted Commercial, and R4 General Residence Districts, the construction of a new Chicago Transit Authority transit station, walkways platforms and track structures with no yard setbacks.

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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 May 18, 2001, the Zoning Board of Appeals approved, in Cal. No. 193-01-S, the establishment of a new Chicago Transit Authority transit station, walkways, platforms and track structures, 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: Andrzej Janusz **CAL NO.:** 195-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., Andrzej Janusz **MAP NO.:** 1-K
APPEARANCES AGAINST: Anthony Simons **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 4309-39 W. Lake Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the establishment of a mini-storage warehouse adjoining an R4 General Residence District whose rear yard will be 23' 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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 68,183 sq.ft. unimproved lot located south of the Chicago and Oak Park Elevated Railroad; that the subject site is also located north across a public alley from an R4 General Residence District; that the applicant proposes to erect a 1-story building containing 8 mini-storage units at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the rear yard variation requested is necessary to maximize the parking space available on-site; that the plight of the owner is due to Section 10-13-1 of the zoning ordinance which requires that where the boundary line separating an M1-1, M1-2, M1-3, M1-4, or M1-5 District from a Residence District coincides with a property line or is located in an alley, no building, structure or other obstruction in the Manufacturing District shall be located within 20 feet of the side lot line or 30 feet of the rear lot line of any property in such Residence District; that the proposed mini-warehouse building will be compatible with the existing commercial and manufacturing improvements in the area and with the residential garage improvements located across the alley; 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: Blue Bird Liquors Inc. **CAL NO.:** 196-01-S
APPEARANCE FOR: John J. George, Jason Burrell **MAP NO.:** 11-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1612-14 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern in order to allow a beer garden in conjunction with an existing tavern in a 1 & 3 1/2-story building 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 beer garden shall be enclosed and fenced as illustrated on the applicant's plan.

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

APPLICANT: Keith Allen Underwood

CAL NO.: 197-01-S

APPEARANCE FOR: Jane F. Anderson

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 1155 W. Taylor Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo and body piercing facility in an existing 3-story store and apartment building in an B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 2001.

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: Commonwealth Edison Company **CAL NO.:** 198-01-S

APPEARANCE FOR: Scott R. Borstein, Ted Tolish **MAP NO.:** 4-E

APPEARANCES AGAINST: Alvin D. Williamson, Andrea Peterson **MINUTES OF MEETING:** May 18, 2001

PREMISES AFFECTED: 1427 S. State Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an electricity generating substation in a B6-6 Central Business 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		
R	e	c
u	s	e
s	e	d

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 B6-6 Central Business District; that the subject site is a 35,995.2 sq. ft. vacant lot abutting elevated railroad tracks to the east; that the applicant proposes to construct an electric substation at the subject site which will enclose a series of 300' by 110' electric transformers; that the proposed use is necessary for the public convenience at the subject site to accommodate the immediate and long range energy needs of the South Loop community and to ensure that the area will have a reliable source of electric power; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that all wiring and conduit cabling will be located underground; that the subject facility will be constructed and operated in compliance with all applicable City, Federal and State statutes, ordinances and regulations; that the proposed electric substation facility will not cause substantial injury to the value of other property in the neighborhood in that it has been designed to reflect the character of the neighborhood and replaces a vacant lot; 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 electric substation facility shall be constructed in substantial compliance with the site plan and elevation drawings prepared by Griskelis and Smith Architects, Ltd., dated May 18, 2001; that the proposed use shall be constructed and operated in compliance with all applicable Federal and State statutes, ordinances and regulations.

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

APPLICANT: Pay Day Loan Store of Illinois **CAL NO.:** 199-01-S
PEARANCE FOR: James J. Banks, Robert M. Wolfberg **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 4547 N. Broadway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a payday loan facility in a 1-story brick building within a shopping mall in a B5-5 General Service District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B5-5 General Service District; that the applicant proposes to establish a payday loan facility in a store located in a 1-story strip shopping mall; that the proposed business operation offers short term loans with interest to qualified customers to be repaid by the recipient on their next payday; that the average loan is \$200 to \$300; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject location; that evidence presented indicates that payday loan services are currently available at several other locations in the area; that no evidence was presented to indicate that the proposed use will not cause substantial injury to the value of other property in the neighborhood; 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: Standard Equipment Company **CAL NO.:** 200-01-S

APPEARANCE FOR: Richard E. Zulkey, Gerald Donlon **MAP NO.:** 1-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 2028-32 W. Walnut Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking facility for 28 automobiles and trucks, in Planned Manufacturing District #4, to serve a heavy equipment services facility located at 2033 W. Walnut Street.

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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; 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 said parking lot shall be used solely for the parking of client and employee private passenger automobiles and trucks and that no heavy equipment shall be parked upon said lot at any time;

That the existing paving, drainage and fencing shall be maintained; that lighting and striping shall be provided; that ingress and egress shall continue to be from the existing driveway located on W. Walnut Street; that there shall be no ingress nor egress via the alley abutting the site to the north; that the W. Walnut Street driveway shall be constructed in accordance with applicable ordinances;

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

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

APPLICANT: Albany Bank & Trust Co. **CAL NO.:** 201-01-S
PEARANCE FOR: John J. George **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 4400-08 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed 3,600 sq. ft. bank building 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 May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

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

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

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

That the proposed drive-through banking facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Mayes Architects, Inc., dated May 18, 2001; and that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: David Choi & Young Choi **CAL NO.:** 202-01-A
APPEARANCE FOR: David Choi, Young Choi **MAP NO.:** 12-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 343 E. 47th Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

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, David Choi and Young Choi, for Jong B. Park, owner, on March 2, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of the retail sales of beauty supplies in an existing 1-story store building, in a B3-4 General Retail District, on premises at 343 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 2001, 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 May 18, 2001; and

WHEREAS, the district maps show that the premises is located in a B3-4 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 B3-4 General Retail District; that the subject site is improved with a 1-story multi-store building; that the testimony presented indicates that the appellant has operated a retail beauty supply business at the store premises known as 343-345 E. 47th Street with the business license issued for the 345 E. 47th Street address; that the appellant found that he did not need the larger 345 E. 47th Street store space and moved his business into the 343 E. 47th Street store premises; that licensing requirements, due to the change in business address, has caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of the retail sale of beauty supplies in an existing 1-story multi-story building, on premises at 343 E. 47th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Caleb Computer Consulting Inc.

CAL NO.: 203-01-A

APPEARANCE FOR: None

MAP NO.: 20-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 463 E. 83rd Street

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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: Outdoor Impact, Inc. **CAL NO.:** 204-01-A
APPEARANCE FOR: Sharon Byron **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 1135 W. Chicago Avenue
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, Outdoor Impact, Inc., for Robert Lanzi, owner, on February 20, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify two non-conforming advertising signs (signboards) within 500 feet of the Kennedy Expressway, in a C1-3 Restricted Commercial District, on premises at 135 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 13, 2001, 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 9.9-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001; and

WHEREAS, the district maps show that the premises is located in a C1-3 Restricted Commercial 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 C1-1 Restricted Commercial District; that the subject site is improved with a 4-story store and apartment building; that on December 17, 1993, the Zoning Board of Appeals sustained an appeal, in Cal. No. 360-93-A, certifying 22' x 25' and 20' x 23' advertising signs painted on the west wall of the subject building as legal non-conforming signs due to their location being within 500 feet of an expressway and visible therefrom; that a permit was never acquired by the appellant in the aforesaid appeal; that testimony presented indicated that a permit was issued to a third party sign erector for a single 14' x 48' illuminated signboard at the subject site; that in November, 1999, the appellant and the owners of the building entered into a lease agreement allowing the appellant to use the west facing wall space for advertising purposes; that in January, 2000, the appellant sought to have the existing sign permit transferred to the appellant and was denied by the Department of Buildings; that subsequent permit applications, including a permit application for two signs per the original December 17, 1993 Board ruling, were also denied; that no evidence was presented to indicate that any sign permit or permits were issued for the subject site; that the subject site is located within 500 feet of the Kennedy Expressway and visible therefrom; that under Section 9.9(5) of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Stanley Mullins CAL NO.: 205-01-A

APPEARANCE FOR: Eric Graham, Stanley Mullins MAP NO.: 10-D

APPEARANCES AGAINST: None MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 427 E. Pershing Road

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: Barbara Thomas **CAL NO.:** 206-01-A

PEARANCE FOR: John J. Pikarski, Jr., Barbara Thomas **MAP NO.:** 11-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 1705 W. Leland Avenue

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
	X	
	X	

THE RESOLUTION:

WHEREAS, Barbara Thomas, owner, on February 22, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in an existing 2-story residential building, in an R3 General Residence District, on premises at 1705 W. Leland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 2001, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 5,310 sq. ft. lot improved with a 2 story brick building; that on April 16, 1997, the City Council rezoned the subject site from R4 General Residence to R3 General Residence; that testimony presented indicates that the subject building, constructed in 1926, was occupied by 3 dwelling units and a doctor's office; that permit records of the City of Chicago indicates one dwelling unit and a doctor's office; that the subject site was zoned Apartments at the time of the adoption of the 1923 zoning ordinance and remained so until the rezoning of the site in 1997 to R3 General Residence; that no evidence was presented to indicate that the doctor's office was ever a legal non-conforming use at the subject site or ever legally converted to a dwelling unit; that under Section 7.5-3 of the zoning ordinance the Board has no authority to certify 4 units in the building at the subject site, however, the appellant has a right to continue to the occupancy of the subject building as three dwelling units provided the building is brought into compliance with applicable building code regulations; it is therefore

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

MINUTES OF MEETING

May 18, , 2001

Cal. No. 206-01-A

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; and be it further

RESOLVED, that the appellant has a right to continue the occupancy of the 2-story building at 1705 W. Leland Avenue as 3 dwelling units, provided the building is brought into compliance with all applicable building code regulations.

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

APPLICANT: Alejandro Dela Cruz **CAL NO.:** 207-01-A
PEARANCE FOR: Alejandro Dela Cruz **MAP NO.:** 4-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
PREMISES AFFECTED: 2224 W. 19th Street May 18, 2001
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: Sandro Miller **CAL NO.:** 208-01-Z
PEARANCE FOR: John J. Pikarski, Jr.,Sandro Miller **MAP NO.:** 1-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 2540 W. Huron 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 establishment of a 2nd floor dwelling unit addition to a 1-story brick building* with no east side transitional yard instead of 2.5', with no rear yard at the 2nd level instead of 30', and a 10' transitional front yard instead of the required 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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 March 20, 1998, the Zoning Board granted the applicant's variation application for the erection of a 2nd story dwelling unit addition to a 1-story brick photo studio building, at the subject site, whose transitional yard will be 12.59' instead of 20', with no transitional east side yard instead of 2.5', and with no 30' rear yard required for the 2nd floor dwelling unit; that the testimony presented in Cal. No. 97-98-Z is hereby made part of the record in the instant case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended
 BAZ 15

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

APPLICANT: Stuart Miller **CAL NO.:** 209-01-Z
APPEARANCE FOR: John Fritchey, Stuart Miller **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001
PREMISES AFFECTED: 2639-53 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence, the erection of a 3-story brick and limestone 12 dwelling unit townhouse building whose front yard will be 7' instead of 12' and whose minimum separation, at ground level, will be 28' 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 May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 30, 2001; 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: G.O. Parking, Inc.

CAL NO.: 419-00-S

PEARANCE FOR: Jane F. Anderson

MAP NO.: 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 850 N. Dewitt Place

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of public parking garage in conjunction with an existing accessory parking facility, 45% of the parking space is proposed to be made available to the public, all of which is located in a 3 level garage attached to a 22-story 215 dwelling unit building in an R8 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATON WITHDRAWN
UPON MOTION OF APPLICANT.

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: Owens-Young Foundation

CAL NO.: 428-00-S

PEARANCE FOR: Harry W. Rubinoff

MAP NO.: 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 5601 W. LeMoyn 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 16 bed transitional residence for women and their children in an existing 2-story brick apartment building in an R3 General Residence District.

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: Humboldt Park Cooperative Limited Partnership

CAL NO.: 19-01-S

APPEARANCE FOR: Mitchell Carrel

MAP NO.: 3-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 4100 W. Potomac 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 18 private passenger automobiles, in an R4 General Residence District, to serve a proposed 13 dwelling unit housing cooperative in an existing 3-story brick building on premises at 4101 W. Kamerling Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 28, 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 to provide off-street parking for the City of Chicago Department of Housing funded housing project located at 4101 W. Kamerling Avenue; ; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

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

(Additional conditions follow on page 57a.)

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 19-01-S

That decorative metal fencing shall be provided on the east and south property lines, excepting the driveway; that solid wood fencing shall be provided on the west and north property lines to screen the parking lot from adjacent residential improvements;

That striping shall be provided; that lighting which is directed away from adjacent residential improvements shall be provided;

That ingress and egress shall be from W. Potomac Avenue; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the W. Potomac Avenue driveway shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as illustrated on the landscape plan prepared by Weese, Langley, Weese Architects, dated April 11, 2001;

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: Humboldt Park Cooperative Limited Partnership

CAL NO.: 20-01-Z

APPEARANCE FOR: Mitchell Carrel

MAP NO.: 3-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 4100 W. Potomac Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot for 18 private passenger automobiles whose front yard will be 7' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 28, 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 May 18, 2001, the Zoning Board of Appeals approved, in Cal. No. 19-01-S, the establishment of an off-site parking lot for 18 private passenger automobiles, at the subject site, to serve a proposed 13 dwelling unit housing cooperative in an existing 3-story brick building located at 4101 W. Kamerling Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Rosa Restaurant Inc.

CAL NO.: 95-01-Z

APPEARANCE FOR: Maria Rodriguez

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 2013-15 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 establishment of a public place of amusement within 125' of an R3 General Residence District.

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: Keystone Baptist Church

CAL NO.: 100-01-S

APPEARANCE FOR: David Bey

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 4015-25 W. Maypole 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 church community center in a proposed 1 & 2-story building in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 2001.

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: Keystone Baptist Church

CAL NO.: 101-01-Z

APPEARANCE FOR: David Bey

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 4015-25 W. Maypole 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 1 & 2-story church community center whose front yard will be 11' instead of 15' and whose rear yard will be 3' instead of 30'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 2001.

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: Keystone Baptist Church

CAL NO.: 102-01-S

APPEARANCE FOR: David Bey

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 4041 W. Maypole Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 24 private passenger automobiles to fulfill the off-street parking requirement of a proposed church community center on premises at 4015-25 W. Maypole Avenue in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 2001.

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

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

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

APPLICANT: Keystone Baptist Church

CAL NO.: 103-01-Z

PEARANCE FOR: David Bey

MAP NO.: 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
May 18, 2001

PREMISES AFFECTED: 4041 W. Maypole Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the use of a parking facility for 24 private passenger automobiles to meet the off-street parking requirement for two uses, a church and a church community center.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JULY 20, 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: National Italian American Sports Hall of Fame, Inc. **CAL NO.:** 135-01-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 1429-31 W. Taylor 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 sports museum in a proposed 4-story building in a B4-4 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 15, 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: National Italian American Sports Hall of Fame, Inc. **CAL NO.:** 136-01-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 2-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
May 18, 2001

PREMISES AFFECTED: 1328-48 W. Taylor Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 44 private passenger automobiles to be located at 1328-48 W. Taylor Street to satisfy the off-street parking requirement for a sports museum in a proposed 4-story building on premises at 1429-31 W. Taylor Street in a B4-4 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 15, 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: U-Wrench-It Chicago Properties, L.L.C. **CAL NO.:** 151-01-S
APPEARANCE FOR: John J. George, Howard Veneklasen **MAP NO.:** 26-D
APPEARANCES AGAINST: Victor Crivello, Marian Byrnes, et al. **MINUTES OF MEETING:**
 May 18, 2001
PREMISES AFFECTED: 10355-59 S. Woodlawn 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 junk yard in an M3-3 Heavy Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 31, 2001; 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 M3-3 Heavy Manufacturing District; that the subject site is a 581,741 sq. ft. paved and fenced lot improved with a 2-story masonry building; that the applicant proposes to establish a self-service automobile auto-parts salvage business at the subject site; that the applicant operates similar businesses in St. Louis and Kansas City, Missouri; that automobiles are brought to the site by the owners or a towing company; that all lubricants, coolants, refrigerants are siphoned from the vehicles before they are displayed to the public; that vehicles remain at the site for 45 to 90 days after which any remaining usable parts are removed before the skeletons are crushed and sent to scrap metal dealers; that any gasoline remaining in the vehicles is given away to employees; that the applicant receives approximately 200 automobiles weekly; that the proposed use is necessary for the public convenience at this location to provide a necessary service to the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use in that all crushing activities will be performed inside the building located on the site and that all potentially hazardous fluids are removed from the automobiles before they are made available to the public; and that the proposed use, located on a paved lot with fencing and landscaping, will be compatible with the existing manufacturing improvements in the area 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; (Additional conditions follow on page 66a.)

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 151-01-S

That there shall be no stacking of whole automobiles at the subject site;

That the applicant shall install a solid 8' high metal fence to screen the site from any adjoining public right-of-ways as represented on the landscape plan and streetscape sections prepared by Wolff Clements & Associates, dated May 8, 2001;

That the applicant shall enter into an agreement with Gateway Green, Inc. to landscape the right-of-way of the Bishop Ford Freeway in a way that shall effectively screen the site from highway traffic;

That the applicant shall submit a final landscaping and screening plan for review and approval by the Department of Planning and Development.

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

APPLICANT: Ewa Szczesniak **CAL NO.:** 156-01-A
APPEARANCE FOR: Ewa Szczesniak, Milos Radosauljevic **MAP NO.:** 13-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:** May 18, 2001
PREMISES AFFECTED: 5908 W. Lawrence Avenue
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, Ewa Szczesniak, for Goran Gostovic, owner, on January 25, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a clothing manufacturing business in an existing 2-story store and apartment building, in a B2-1 Restricted Retail District, on premises at 5908 W. Lawrence Avenue'

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that appellant proposes to establish business in the store at the subject site for the sewing of women's clothing; that the appellant testified that she receives bundled pre-cut material under contract to be sewn into women's clothing; that under Section 8.3-2 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 131-01-S

Jack Guthman, for Erie Neighborhood House, applicant, presented a written request for an amendment to the resolution issued by the Zoning Board of Appeals on April 20, 2000, in Cal. No. 131-01-S, for the approval of the location and the establishment of a community center in an existing 1-story building with partial loft and partial basement, in an R3 General Residence District, on premises at 1446 W. Huron Street.

Mr. Guthman stated that at the hearing held by the Board on April 20, 2001, testimony was presented that indicated that the intended use of the property was for a community service center which would provide counseling services to immigrants seeking citizenship and also serve as the administrative headquarters for Mayor Daley's YouthNet Program which is funded by the Department of Human Services. The Board's resolution authorized the use of the property as a community service center but limits activity there to immigration counseling only. It made no reference to the YouthNet Program which is an integral part of the Erie Neighborhood House's program at the location.

Chairman Spingola moved that the request be granted and the issued by the Zoning Board of Appeals in Cal. No. 131-01-S be amended as follows:

That the findings of the Board in Cal. No. 131-01-S, page 17 of the minutes, be amended to read: "that the subject site location will focus upon counseling and education for immigrants seeking citizenship **and will serve as the administrative headquarters for Mayor Daley's YouthNet Program.**"; and

That the first sentence on page 17a of the minutes be amended to read: "That the applicant shall limit the use of the community center to **"serve as administrative headquarters for Mayor Daley's YouthNet Program and to provide** individual instruction and counseling by appointment only; and that no public assembly or classrooms shall be permitted."

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, Martin, McCabe-Meile. Nays - None. Recused- Crowe.

MINUTES OF MEETING

May 18, 2001

Cal. No. 248-00-Z

Dean T. Maragos, for Metzler/Hull Development Corp., applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 3-story masonry single-family dwelling whose front yard will be 9'10-1/4" instead of 15', whose north side yard will be 1' 4-1/2" instead of 3'9", and whose rear yard will be 20'4" instead of 30', and an increase in building height to 41'9" instead of 38', on premises at 2036 N. Kenmore Avenue, approved by the Board in Cal. No. 248-00-Z.

Mr. Maragos stated that the permit process is taking longer than originally expected due to the intricate nature of the building plans.

Chairman Spingola moved that the request be granted and the time for obtaining the building permit be extended to August 18, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 25-00-Z

Daniel Konopacki, for Daniel and Gary Konopacki, applicant, filed a written request for an extension of time for the variation granted by the Zoning Board of Appeals, on February 18, 2000, in Cal. No. 25-00-Z, for the erection of a 3rd floor dormer addition to an existing 2 ½ story frame 3 dwelling unit building, whose front yard will be 19.19' instead of 20', whose north side yard will be .95', whose south side yard will be 3.80' instead of 5.5' each, which addition will be result in a 10% (335.9 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2927 N. Gresham Avenue.

Mr. Konopacki stated he began the permit application process within the 12 month period pursuant to Section 11.7-4 of the zoning ordinance but was not granted a permit until March 27, 2001 and is seeking an extension of the validation period for the zoning variation.

Chairman Spingola moved that the request be granted and that an extension of the validation period for the zoning variation be granted to July 1, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 420-98-Z

Lisa Garippo Fitzsimmons, for Robert and Lisa Fitzsimmons, applicant, presented a written request for an extension of time in which to obtain the necessary building permits to proceed with the erection of a 3rd floor addition to an existing 2 ½ story single-family condominium building on the rear of a lot additionally improved with a 2 ½ story dwelling on the front of the lot with no rear yard instead of 30', on premises at 1620 N. Sedgwick Street-Unit 1, approved by the Zoning Board of Appeals on January 15, 1999, in Cal. No. 420-98-Z.

Ms. Fitzsimmons stated that shortly after receiving the variation, her husband was offered a position in New York which necessitated a move for her family to New Jersey. The move was temporary and the ownership of the property in Chicago was retained. The Chicago property was briefly rented out. Ms. Fitzsimmons stated that they had every intention of erecting the aforesaid addition to the 2 ½ story single-family residence in a timely manner but that their relocation prevented it. They were also were under the impression that the permit process had to be within one year of receiving the zoning variation as opposed to completing the process.

Chairman Spingola moved that the request for an extension of time be denied citing that, notwithstanding the unusual circumstances for the request, more than one year has lapsed since the granting of the variation pursuant to Section 11.7-4 of the zoning ordinance and that a new variation application must be filed. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 18, 2001

Cal. No. 137-00-Z

Jack Guthman, for St. James Lutheran Church UAC, Inc., applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of an 8,985 sq.ft. 3-story and 4th floor addition to an existing 3-story brick private school facility, with no front yard instead of 15', whose rear yard will be 27' instead of 30', whose maximum floor area ratio will be 2.3 instead of 1.2, and with no provision for one required 10' x 25' loading berth, on premises at 2101 N. Fremont Street, approved by the Zoning Board of Appeals, on May 19, 2000, in Cal. No. 137-00-Z.

Mr. Guthman stated that the applicant filed for a building permit on November 30, 2000, under Permit Application No. 20027130. The permit is still under review and, although it is expected that it will issue shortly, it is not possible to determine precisely when it will issue.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary building permit be extended to May 19, 2002. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

May 18, 2001

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, June 15, 2001.

Marion H. Rest
Secretary