

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Chambers, 2nd Floor, City Hall, December 17 1999
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

December 17, 1999

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on November 19, 1999 (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: Washington Federal Bank

CAL. NO. 112-99-S

APPEARANCES FOR: None

MAP NO. 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 17, 1999

PREMISES AFFECTED-- 2869 S. Archer Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility, in conjunction with an existing bank in a 2-story brick building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Labor Ready Midwest, Inc.

CAL. NO. 193-99-S

APPEARANCES FOR: Christina Fazio

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1999

PREMISES AFFECTED-- 517 N. Halsted Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency on the first floor of an existing 5-story brick commercial building, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

December 17, 1999

Cal. No. 248-98-S and

Cal. No. 249-98-Z

William B. David, for St. Odisho Church, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the expansion of an existing church (approved by the Board on April 19, 1985 in Cal. No. 118-85-S), by the erection of a 2nd story addition, in a C1-1 Restricted Commercial District, on premises at 6201 N. Pulaski Road; and for the erection of the aforesaid addition, with no provision for a 4' x 20' transitional yard at the southeast corner of the lot, approved by the Board on November 20, 1998, in Cal. Nos. 248-98-S and 249-98-Z, respectively.

Mr. David stated that although the church has worked diligently to obtain the necessary building permit to start the expansion work, the design process has taken longer than anticipated. The design plans are currently being corrected to accommodate the Department of Buildings' comments.

Chairman Spingola moved that the request be granted and the time be extended to May 20, 2000 in which to obtain the necessary building permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

December 17, 1999

Cal. No. 331-98-S

Katriina S. McGuire, for Western Irving Food Corporation, applicant, presented a written request for an extension of time in which to obtain the necessary building permits and begin construction of a Dunkin Donuts drive-through facility in a proposed 1-story addition to an existing 1-story mobile gasoline station facility, on premises at 4000-12 N. Western Avenue, approved by the Board on November 20, 1998, in Cal. No. 331-98-S.

Ms. McGuire stated that due to significant delays encountered as a result of the building permit review process, an extension of time is necessary in order to obtain the necessary building permit and begin construction of the drive-through facility.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to December 14, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Domestic Uniform Rental Co.

CAL. NO. 332-99-Z

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED-- 4125 N. Ravenswood Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a 1 & 2-story addition and a partial 2nd story addition to the north side of an existing 1 & 2-story brick building, in the replacement of an existing 1-story building and the establishment of an enclosed loading berth, and which addition will have no west front yard instead of 20' and no east rear yard instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 18, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Hassan Jewelers & Pawn, Inc.

CAL. NO. 352-99-S

APPEARANCES FOR: None

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

December 17, 1999

PREMISES AFFECTED-- 1614 W. Devon Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in conjunction with an existing retail jeweler in a 2-story brick building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

**CASE DISMISSED FOR
WANT OF PROSECUTION.**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Chicago Lawn Alliance Church

CAL. NO. 381-99-S

APPEARANCES FOR: John Mauck

MAP NO. 16-J

APPEARANCES AGAINST: Diane Moss

MINUTES OF MEETING

November 19, 1999 and

PREMISES AFFECTED-- 6602-08 S. Kedzie Avenue

December 17, 1999

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 75 seat church in an existing 1-story brick building with 17 off-street parking spaces provided on site, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on November 19, 1999 and December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 5, 1999; and

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

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

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

That the parking areas located south and west of the proposed church building shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking areas at any time;

(Additional conditions follow on page 40a.)

MINUTES OF MEETING

December 17, 1999

Cal. No. 381-99-S

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

That ingress and egress to the parking areas shall be via the public alleys abutting the subject property providing a waiver of the alley barrier requirement is obtained from the City Council;

That lighting and striping shall be provided; that concrete wheel stops shall be provided;

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

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

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

APPLICANT: Marshall B. Segal

CAL. NO. 391-99-Z

APPEARANCES FOR: John J. George, Marshall B. Segal

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED-- 2116-18 N. Clark Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the establishment of a 5th dwelling unit on a lot on the 2nd floor of an existing 2-story brick coach house on the rear of the lot attached by a 1-story addition to an existing 3-story brick store and 4 dwelling unit building on the front of the lot, all of which will have no rear yard instead of 30.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

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

APPLICANT: Kirby and Susanne Cannon **CAL. NO.** 392-99-Z
APPEARANCES FOR: Jack Guthman, Dr. Susanne Cannon **MAP NO.** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999
PREMISES AFFECTED-- 708 N. Wells Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central Business District, the erection of a 2-story 1,384.50 sq. ft. addition on the 2nd and 3rd floor of an existing 3-story brick store and apartment building with an attached garage, with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

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

APPLICANT: Club Lucky **CAL. NO.** 393-99-Z

APPEARANCES FOR: James J. Banks, Bernard J. Higgins **MAP NO.** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999

PREMISES AFFECTED-- 1822 W. Wabansia 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 1,600 sq. ft. 1-story addition to an existing restaurant in a 2-story brick store and apartment building with no transitional front yard instead of 20' wide by 9.5' depth required.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

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

APPLICANT: Stuart Rose **CAL. NO.** 394-99-Z
APPEARANCES FOR: James J. Banks, Stuart Rose **MAP NO.** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999
PREMISES AFFECTED-- 2450 N. Clybourn 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 3-story 23 dwelling unit building whose front yard will be 6' instead of 15' and whose north side yard will be 3' and whose south side yard will be 4' instead of 12.5' each, and whose rear yard will be 2' instead of 30', with no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That the applicant shall provide 6 on-site guest parking spaces.

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

APPLICANT: Luis Garcia

CAL. NO. 395-99-Z

APPEARANCES FOR: None

MAP NO. 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED-- 51 E. Division Street

NATURE OF REQUEST- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2nd floor addition over an existing attached garage on the rear of an existing 3-story brick single family dwelling whose rear yard will be 5' instead of 30'.

ACTION OF BOARD--

THE VOTE

APPLICATION DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Robert McElroy

CAL. NO. 396-99-Z

APPEARANCES FOR: John Casey, Robert McElroy

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED-- 1305 W. Wolfram

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story with basement single family dwelling whose east side yard will be 1' and whose west side yard will be 1.5' instead of 6.5 each.*

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: Alan M. Scott **CAL. NO.** 397-99-A
APPEARANCES FOR: Bernard I. Citron, Alan M. Scott **MAP NO.** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999
PREMISES AFFECTED- 1847 W. School Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alan M. Scott, for Amalgamated Bank of Chicago, owner, on November 12, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the alteration and conversion from 2 dwelling units to 1 dwelling and 2 off-street parking spaces in an existing 2 ½ story masonry and frame 2 dwelling unit coach house on the rear of a lot additionally improved with a 3-story brick 3 dwelling unit building on the front of the lot, in an R3 General Residence District, on premises at 1847 W. School Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 27, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.5-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story brick 3 dwelling unit building located on the front of the lot and a 2 ½ story brick and frame coach house building at the rear of the lot; that the appellant proposes to convert the rear 2 ½ story coach house building from 2 dwelling units to a flat roofed building containing 1 dwelling unit and garage parking for 2 automobiles; that the proposed conversion will maintain the existing east and west footprint of the subject building; that the Office of the Zoning Administrator contends that the proposed conversion of the 2 ½ story rear coach house building is an expansion of a non-conforming use; that the Board finds that the proposed conversion will not expand the existing floor area square footage of the subject building and therefore is not an expansion of an existing non-conforming building; 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

MINUTES OF MEETING

December 17, 1999

Cal. No. 397-99-A

RESOLVED. that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the alteration and deconversion from 2 dwelling units to 1 dwelling unit and 2 off-street parking spaces in an existing 2 ½ story masonry and frame 2 dwelling unit coach house on the rear of a lot additionally improved with a 3-story brick 3 dwelling unit building on the front of the lot, on premises at 1847 W. School Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance.

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

APPLICANT: Alan M. Scott **CAL. NO.** 398-99-Z
APPEARANCES FOR: Bernard I. Citron, Alan M. Scott **MAP NO.** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999
PREMISES AFFECTED-- 1847 W. School Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the reconstruction of an existing 2½ story masonry and frame 2 dwelling unit coach house on the rear of a lot additionally improved with a 3-story brick 3 dwelling unit building on the front of the lot and to deconvert aforesaid coach house building to a single family dwelling with no east or west side yards instead of 6.9' each and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on December 17, 1999, in Cal. No. 397-99-A, the Board sustained an appeal permitting the alteration and deconversion of 2 dwelling units to 1 dwelling unit and 2 garage parking spaces in an existing 2 ½ story masonry and frame 2 dwelling unit coach house building on the rear of the subject site lot that is additionally improved with a 3-story brick 3 dwelling unit building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: One Lord One Faith M. B. Church **CAL. NO.** 399-99-Z
APPEARANCES FOR: Rev. Joseph B. Kelley, Sr. **MAP NO.** 1-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999
PREMISES AFFECTED-- 312 N. Lavergne 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 16' x 55' 1-story masonry addition to existing church with 150 seats with no front yard instead of 12.8'. Cal.# 337-99-S provided an off-site parking lot approved by the ZBA.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on October 15, 1999, the Board approved the leasing of an off-site parking lot for 14 private passenger automobiles, on premises at 4939 W. Lake Street, to fulfill the parking requirement for the applicant church located at the subject site; that the testimony presented in Cal. No. 337-99-S is hereby made part of the record in this case; that the applicant is now seeking in this variation application to erect a 16' x 55' 1-story masonry addition to the said church building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: The Lock-Up Clybourn L.L.C.

CAL. NO. 400-99-S

APPEARANCES FOR: John J. George, Bob Sudan

MAP NO. 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 17, 1999

PREMISES AFFECTED-- 1920 N. Clybourn 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 retail and self-storage facility with off-street parking on site, in an existing 1, 2, & 4-story brick and masonry building, in Planned Manufacturing District #1.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on , 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site lies within an area designated as Planned Manufacturing District No. 1 (PMD); that the PMD is a balanced approach to industrial policy and land use planning on the city's north side, allowing for continued and coordinated industrial investment within an overall planning context sensitive to area wide commercial and residential needs; that the PMD is split into two subdistricts, "A", the core area, which permits only manufacturing and related uses, and "B", the buffer area, which permits manufacturing and related uses but also allows specified commercial and retail uses when approved by the Board as special uses; that the buffer area is designed and intended to promote development of uses compatible with the manufacturing/ industrial uses existing in the core area; that the subject site is a 61,981 square feet lot located in the buffer area; that other uses in the immediate area are a record shop, an artist frame shop, a bedding outlet store and a furniture store; that the applicant proposes to rehabilitate the existing one, two and four store brick and masonry building at the subject site in order to establish a self-storage facility together with 15,792 square feet of retail space to be located on the first floor at the south end of the building adjacent to the parking area; that the actual uses in the retail portion of the building will be those uses deemed viable by the marketplace and, as such, the proposed self-storage facility and retail uses are necessary for the public convenience at this location to provide those retail and service uses dictated by the needs of the growing number of people living and working in the area; that the public health, safety and welfare will be adequately protected in the design, location and establishment of the proposed uses for the following reasons:

MINUTES OF MEETING

December 17, 1999

Cal. No. 400-99-S

that the surrounding existing uses are non-manufacturing in nature and the potential for land use conflicts and nuisances upon these uses or upon the somewhat distant actual manufacturing uses in the core area is minimal; that there is no evidence that the establishment of the proposed self-storage facility and retail uses would cause any loss of manufacturing jobs in the area; that the proposed uses will have no effect on the property values in the core area; that the proposed uses will meet the off-street parking requirements of the PMD ordinance; that the proposed uses will be compatible with the other uses in the buffer area and will not cause substantial injury to the value of other property in the area nor will they have any deleterious effect upon the manufacturing uses in the core area; 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 as illustrated on the plan prepared by Sullivan Goulette, Architects, dated November 3, 1999 and approved by the Bureau of Forestry on November 11, 1999.

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

APPLICANT: Firststar Bank Illinois as Trustee TR#1-5399 **CAL. NO.** 401-99-S

APPEARANCES FOR: George J. Arnold **MAP NO.** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 17, 1999

PREMISES AFFECTED-- 835 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 an off-site parking lot for 11 private passenger automobiles to satisfy the parking requirement for an existing 3-story store and 4 dwelling unit building located at 837 N. Milwaukee Avenue, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on , 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 15, 1993, the Board approved in Cal. No. 297-93-S, the establishment of an off-site accessory parking lot for the parking of six private passenger automobiles, on premises at 877 N. Milwaukee Avenue, to satisfy the parking requirement for 4 dwelling units to be established above the ground floor in a 3-story brick store and apartment building at 837 N. Milwaukee Avenue; that the applicant in Cal. No. 297-93-S never developed 877 N. Milwaukee Avenue and now seeks to establish the required off-street parking for 11 automobiles at the subject site; that the subject site is a 4,525 square foot parcel of land located at the intersection of W. Fry Street, N. Elston Avenue and N. Milwaukee Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

(Additional conditions follow on page 13a.)

MINUTES OF MEETING

December 17, 1999

Cal. No. 401-99-S

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 properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

That the applicant shall install a 4 feet high decorative iron fence along the Milwaukee Avenue, Elston Avenue and Fry Street frontages;

That lighting and striping shall be provided;

That ingress and egress shall be from the alley abutting the site to the east, provided a waiver of the alley barrier requirement is obtained from the City Council;

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

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

RESOLVED, that the owners of the land shall be bound by covenants filed of record in the Office of the Recorder of Deeds of Cook County requiring the owner, his or her heirs and assigns to maintain the required number of parking spaces through the existence of the principal use.

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

APPLICANT: Mid-Town Bank and Trust Co., Tr. No. 2275 **CAL. NO.** 402-99-S
APPEARANCES FOR: Langdon D. Neal **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 17, 1999
PREMISES AFFECTED-- 1740-48 N. Maplewood 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 dwelling units below the 2nd floor in the alteration of an existing 4-story brick building to condominiums and the erection of a 2-story parking addition for a total of 79* dwelling units and 99* off-street parking spaces, in a B1-3 Local Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That the applicant shall provide 8 on-site guest parking spaces;

That any water tanks located on the roof of the existing 4-story building shall be removed.

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

APPLICANT: Mid-Town Bank and Trust Co., Tr. #2275 **CAL. NO.** 403-99-S

APPEARANCES FOR: Langdon D. Neal **MAP NO.** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 17, 1999

PREMISES AFFECTED-- 1731 and 1735 N. Rockwell Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in the erection of 2 single family dwellings, in a B1-3 Local Retail District.

ACTION OF BOARD--

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That a minimum of two parking spaces per single-family dwelling shall be provided.

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

APPLICANT: Metropolis Lofts, L.L. C. **CAL. NO.** 404-99-S
APPEARANCES FOR: Langdon D. Neal, Robert Buono **MAP NO.** 5-I
APPEARANCES AGAINST: Melanie Hamblin **MINUTES OF MEETING**
December 17, 1999
PREMISES AFFECTED-- 1934 N. Washtenaw 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 14 off-site parking spaces to fulfill the parking requirement, in an R6 General Residence District, for a proposed 52 dwelling unit building, located at 1935 N. Fairfield Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on , 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R6 General Residence District; that the subject site is a 28,920 square foot lot improved with a 4-story brick loft building; that the applicant proposes to establish 14 required parking spaces in the existing 4-story loft building located at 1934 N. Washtenaw in order to provide the required parking for the principal use located at 1935 N. Fairfield; that the said buildings are linked below grade and at the second, third and fourth stories by a bridge connection over a public alley; that the proposed project includes converting both building into a total of 115 dwelling units; that the N. Fairfield property will contain 52 rental dwelling units and 38 parking spaces and the N. Washtenaw property will have 63 condominium dwelling units and 77 parking spaces; that access to the 14 required parking spaces to fulfill the parking requirement for the principal use located at 1935 N. Fairfield will be via the parking garage located on the 1934 N. Washtenaw property under a reciprocal easement agreement governing the entire parking garage; and

WHEREAS, upon being put to a vote, Chairman Spingola found that the applicant failed to meet its burden of proof 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 protected; that the proposed use will not cause substantial injury to the value of other property in the neighborhood; that all parking is contained in the two subject buildings

MINUTES OF MEETING

December 17, 1999

Cal. No. 404-99-S

and that with no substantial provision for any guest off-street parking, any increase in street parking on N. Fairfield and N. Washtenaw caused by the proposed development would have a negative impact on street parking for business uses in the abutting commercial district, and voted to deny the application; Members Konstantelos and McCabe-Miele concurred; Members Crowe and Martin found that the applicant satisfactorily met the required standards as presented and voted to approve the special use application; 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: Joseph Matuschka **CAL. NO.** 405-99-S
APPEARANCES FOR: Paul Kolpak **MAP NO.** 11-K
APPEARANCES AGAINST: James K. Sattler, Kathleen Kardaras **MINUTES OF MEETING**
December 17, 1999
PREMISES AFFECTED-- 4625 W. Lawrence 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 residential parking garage for 22 off-street parking spaces on the ground floor of a proposed 22 dwelling unit building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on , 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on May 13, 1999, the City Council rezoned the subject site from B4-1 Restricted Service to B4-3 Restricted Service; that the subject site is a 124' x 146' unimproved lot; that the applicant seeks to establish a residential parking garage containing 22 off-street parking spaces on the ground floor of a proposed 22 dwelling unit building at the subject site; that an additional 5 outdoor tandem parking spaces will be provided on site east of the subject building; that the proposed indoor garage parking will be accessed from one curb cut on W. Lawrence Avenue and from two curb cuts on N. Knox; that vehicles will access the 5 outdoor parking spaces via a second curb cut on W. Lawrence Avenue and exit the parking spaces on to N. Kenton Avenue via an alley located east of the subject site; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be inadequately protected by the establishment of the proposed use in that the four curb cuts as proposed in the plans submitted constitutes a serious hazard to pedestrian and vehicular traffic 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: The Community Bank of Ravenswood **CAL. NO.** 406-99-S
APPEARANCES FOR: Edward Halper **MAP NO.** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 17, 1999
PREMISES AFFECTED-- 1634-50 W. Adams Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed retail bank building, in a B5-3 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the design and layout as represented on the elevation drawings and site plan prepared by Mayes Architects, Inc., dated December 10, 1999;

That fencing and landscaping shall be provided as illustrated on the landscape plan, dated October 29, 1999, as prepared by Mayes Architects, Inc.

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

APPLICANT: Mid-America Bank **CAL. NO.** 407-99-S
APPEARANCES FOR: Robert Pattullo, Terry Siwec **MAP NO.** 12-K
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 17, 1999
PREMISES AFFECTED-- 4138 W. 51st 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 an existing retail bank in a 1-story brick building, in an M1-1 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout, fencing and landscaping as represented on the site plan and landscape plan prepared by Smith & Stephens Architects, Inc., dated November 15, 1999;

That the design of the proposed drive-through facility shall be consistent with the elevation drawings prepared by Smith & Stephens Architects, Inc., dated November 15, 1999.

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

APPLICANT: Mercy Hospital & Medical Center
APPEARANCES FOR: James J. Banks, Thomas Feldman
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 5522-30 S. Pulaski Road

CAL. NO. 408-99-S
MAP NO. 14-K

MINUTES OF MEETING
 December 17, 1999

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 to serve an existing medical clinic located at 5525 S. Pulaski Road, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That the 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;

(Additional conditions follow on page 20a.)

MINUTES OF MEETING

December 17, 1999

Cal. No. 408-99-S

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

That a 10'6" landscaped setback along the S. Pulaski Road frontage and a 7'6" landscaped setback along both the north and south lot lines shall be maintained; that fencing shall be installed in compliance with the Chicago Landscape Ordinance;

That striping and lighting shall be provided;

That ingress and egress shall be from S. Pulaski Road; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the S. Pulaski Road driveway shall be constructed in compliance with applicable ordinances;

That landscaping shall be installed in a manner consistent with the plan prepared by Mercy Health Services of Chicago, dated September 27, 1999;

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

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

APPLICANT: Outsource International

CAL. NO. 409-99-S

APPEARANCES FOR: Richard F. Klawiter, Bud Dungan

MAP NO. 5-1

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 17, 1999

PREMISES AFFECTED-- 2546 W. North Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment facility in an existing 3-story brick store building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That an ordinance shall be obtained from the City Council that establishes a loading zone in front of the subject premises for vehicles to load and unload clients who are being taken to job sites.

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

APPLICANT: Strictly By Hand, Inc. **CAL. NO.** 410-99-S
APPEARANCES FOR: Christina Fazio, Ziggy Okninski **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 17, 1999
PREMISES AFFECTED-- 2007-13 S. Wabash Street

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That all queuing, stacking and servicing of automobiles shall occur entirely within the confines of the existing 1-story building; that all automobiles shall enter the site off of S. Wabash Street; that all vehicles shall exit onto the public alley at the rear of the building, provided a waiver of the alley barrier requirement is obtained from the City Council.

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

APPLICANT: Robert Pearl **CAL. NO.** 411b-99-A
APPEARANCES FOR: Thomas J. Murphy, Robert Pearl **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999
PREMISES AFFECTED- 1922 N. Wood Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Robert Pearl, owner, on October 25, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in an existing 3-story with basement brick building, in an R3 General Residence District, on premises at 1922 N. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3. 7.12-1 (4)."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a brick 3-story with high basement residential building and an accessory garage at the rear of the lot; that the appellant seeks to certify 4 dwelling units in the existing building; that no evidence was presented to indicate that 4 dwelling units have legally existed at the subject site since prior to the adoption of the 1942 comprehensive amendment to the zoning ordinance; that under Sections 7.5-3 and 7.12-1 (4) the Board has no authority to certify 4 dwelling units at the subject site; it is therefore

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

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

APPLICANT: Robert Pearl
APPEARANCES FOR: Thomas J. Murphy, Robert Pearl
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1922 N. Wood Street

CAL. NO. 411-99-Z
MAP NO. 5-H
MINUTES OF MEETING:
 December 17, 1999

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 4th floor dormer addition to an existing 3-story with basement 4 dwelling unit masonry building whose north side yard will be 4.17' and whose south side yard will be 3.67' instead of 9.67' each and which addition will result in a 13% (718.8 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a brick 3-story with high basement residential building; that the applicant proposes to erect a 4th floor dormer addition to the existing 3-story with basement residential building; that on December 17, 1999, the Board denied, in Cal. No. 411b-99-A, the applicant's appeal seeking certification of 4 dwelling units in the building at the subject site; that the denial by the Zoning Board of Appeals of the applicant's appeal application negates the need for the use 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: Whitman / Weiner, L.L.C.

CAL. NO. 412-99-Z

APPEARANCES FOR: Barry Ash, Dan Whitman

MAP NO. 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED-- 875 N. Milwaukee Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 4-story store and 7 dwelling unit building whose minimum lot area will be 993.57 sq. ft. each instead of 1,000 sq. ft. each and whose residential rear yard will be 15' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

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

APPLICANT: Rob Hostetter

CAL. NO. 413-99-S

APPEARANCES FOR: Paul McLennon, Rob Hostetter

MAP NO. 5-I

APPEARANCES AGAINST: Dina Petrakis, et al

MINUTES OF MEETING
December 17, 1999

PREMISES AFFECTED-- 2557 W. Fullerton Avenue

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

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service District; tat the subject site is improved with a 2-story brick building containing a vacant store and an apartment above; that the applicant proposes to establish a tattoo parlor at the subject site; that no evidence was presented to indicate that the establishment of a tattoo parlor is necessary for the public convenience at the subject site; that the establishment of a tattoo parlor at this location is not compatible with the existing business character of W. Fullerton Avenue and would inhibit future business development in the area; it is therefore

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

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

APPLICANT: Tatu Tattoo, Inc. / Dean Spooner

CAL. NO. 414-99-S

APPEARANCES FOR: Dean Spooner

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 17, 1999

PREMISES AFFECTED-- 1754 W. North Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with an existing tattoo parlor in an existing 3-story brick store and apartment building, in an C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on , 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That all applicable health and safety regulations pertaining to the operation of tattoo and body piercing establishments shall be complied with.

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

APPLICANT: The Tattoo Factory

CAL. NO. 415-99-S

APPEARANCES FOR: James J. Banks, Paul Collurafici

MAP NO. 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 17, 1999

PREMISES AFFECTED-- 4408 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 body piercing facility in conjunction with an existing tattoo parlor in an existing 1-story brick store building, in a C2-3 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 3, 1999; and

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

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

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

That all applicable health and safety regulations pertaining to the operation of tattoo and body piercing establishments shall be complied with.

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

APPLICANT: Larry Cohen

CAL. NO. 416-99-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 17, 1999

PREMISES AFFECTED-- 952 W. Belmont Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 18, 2000.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS.

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Triton Industries, Inc.

CAL. NO. 417-99-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1999

PREMISES AFFECTED-- 4527 W. Cortez 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 private passenger automobiles, in an M1-1 Restricted Manufacturing District, to serve an existing factory located at 1020 N. Kolmar Avenue.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Roger Toms

CAL. NO. 418-99-A

APPEARANCES FOR:

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED- 3336 S. Lituanica Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 18, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Timothy Treger

CAL. NO. 419-99-A

APPEARANCES FOR: Timothy Treger

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED- 2024 N. Clifton Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Timothy Treger, owner, on October 20, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 30 square foot addition on the 2nd floor of an existing 2-story coach house on the rear of a lot which will also have 2 new parking spaces in a proposed conversion of the 1st floor into a garage and which lot is also improved with a 2-story 2 dwelling unit building on the front of the lot and which addition is alleged to be an expansion of a non-conforming use, in an R4 General Residence District, on premises at 2024 N. Clifton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 30, 1999, reads:

“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 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 December 17, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story 2 dwelling unit building on the front of the lot and a 2-story non-conforming coach house at the rear of the lot; that the appellant seeks to add a 30 square foot second floor bay to the existing non-conforming rear coach house and convert 380 square feet of existing first floor living space to two garage parking spaces; that the Board finds that the proposed bay addition does not constitute an expansion of the existing non-conforming coach house in that the existing dwelling unit on the first floor of the coach house will be eliminated and replaced with garage parking and that the proposed second floor bay is necessary only to provide usable bedroom space in the second floor dwelling unit; 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

MINUTES OF MEETING

December 17, 1999

Cal. No. 419-99-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a 30 square foot addition to the 2nd floor of an existing 2-story coach house on the rear of a lot which will also have two new parking spaces in a proposed conversion of the 1st floor into a garage and which lot is also improved with a 2-story 2 dwelling unit building on the front of the lot, on premises at 2024 N. Clifton Avenue, upon condition that the coach house building shall be brought into compliance with applicable building code regulations with plans and permits indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Darryl Kimble

CAL. NO. 420-99-A

APPEARANCES FOR: Darryl Kimble

MAP NO. 2-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED- 117 S. Homan Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Darryl Kimble, owner, on November 5, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail food store in a 2-story store and apartment building, in an R5 General Residence District, on premises at 117 S. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site has been zoned residential since the inception of the first zoning ordinance in 1923; that the subject site is improved with a 2-story with high basement store and apartment building; that the appellant seeks to establish a retail food store in the basement of the subject building; that the subject basement store premises was previously occupied by a food store, which use ceased operation in 1997; that under Section 6.4-5 of the zoning ordinance a building, structure, or portion thereof, all of substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used or in use for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that the Board has no authority, pursuant to Section 6.4-5 of the zoning ordinance, 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: Lower Link, Inc. **CAL. NO.** 421-99-A

APPEARANCES FOR: James Adinamis, Wally Nasser **MAP NO.** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999

PREMISES AFFECTED- 952 W. Newport Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Lower Link, Inc., for Lucy Matthews, owner, on October 14, 1999, filed an appeal from the decision of the Office of the Zoning Administrator ion refusing to permit the operation of a public place of amusement in an existing tavern in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 952 W. Newport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick multi-store building with a store premises occupied by an existing tavern; that the subject premises has been occupied by a tavern since 1987 and in January, 1996 was taken over by the present owner; that there has never been a lapse in the necessary tavern, tobacco, and music and dance licenses; that the appellant contends that the aforesaid uses have always been conducted at the subject location and that it does not seek to expand its uses by the appeal but merely to continue uses that have existed at the subject site since 1987; that off-street parking for the subject tavern is accommodated by three parking lots located in the immediate area; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

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

MINUTES OF MEETING

December 17, 1999

Cal. No. 421-99-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby reversed and he is authorized to permit the operation of a public place of amusement in an existing tavern in a 2-story brick multi-store building, on premises at 952 W. Newport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Abdul K. Haqqe

CAL. NO. 422-99-A

APPEARANCES FOR: Abdul K. Haqqe

MAP NO. 20-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED- 741 E. 79th Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, Abdul K. Haqqe, for Chatham Building, owner, on October 15, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 4-story store and apartment building, in a B3-2 General Retail District, on premises at 741 E. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999; and

WHEREAS, the district maps show that the premises is located in a B3-2 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 B3-2 General Retail District; that the subject site is improved with a 4-story store and apartment building; that testimony presented indicates that the appellant previously operated a beauty parlor at the subject site but that his business license expired in November 1998; that the appellant is now seeking to re-establish a beauty parlor at the subject site; that there was no intent to abandon the subject premises for business use in that during the interim period the beauty parlor fixtures remained in place and the premises was used for storage by the appellant; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a 4-story store and apartment building, on premises at 741 E. 79th Street, upon condition that the hours of operation shall be limited to the hours from 10 A.M. to 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Kathleen J. Foley

CAL. NO. 423-99-A

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED- 2070 N. Clybourn Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Vera Arnautovic **CAL. NO.** 424-99-A

APPEARANCES FOR: Thomas Pikarski, Vera Arnautovic **MAP NO.** 11-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 17, 1999

PREMISES AFFECTED- 4755 N. Lincoln Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Vera Arnautovic, for Lincoln I Associates, owner, on November 18, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 1-story store building, in a B3-3 General Retail District, on premises at 4755 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District, that the subject site is improved with an existing 1-story multi-store building; that the appellant proposes to establish a beauty parlor in a vacant store premises at the subject site; that the subject store was previously occupied by business uses, the last use having been an optical business which recently ceased operation; that the change of use from an optical business to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED; that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a -story multi-store building, on premises at 4755 N. Lincoln Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Tuesday through Saturday and 10 A.M. and 3 P.M., Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: T3 Limited

CAL. NO. 425-99-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 17, 1999

PREMISES AFFECTED- 950-52 W. Wrightwood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 18, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

December 17, 1999

Cal. No. 481-98-S

Thomas S. Moore, for Touhy Avenue Operating Company, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of an adult bookstore in a proposed 1-story 6,400 square feet brick building, in an M3-2 Heavy Manufacturing District, on premises at 12521 W. Touhy Avenue, approved by the Board on January 15, 1999, in Cal. No. 481-98-S.

Mr. Moore stated that while the Board's ruling on the application is dated January 15, 1999, in reality it was not issued until two or three months later and that while an appeal has been filed with the Circuit Court of Cook County, no stay has been issued. During this time the applicant had to modify its architectural drawings and has now filed for permits. Mr. Moore stated that there is no guarantee the Building Department or the Zoning Department will give credit for the time lag between the hearing date and the actual issuance of the Board's order and therefore is requesting an extension of time in which to complete the permit process;

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

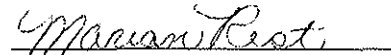
Yeas- Spingola, Crowe, Konstantelos, Martin and McCabe-Miele. Nays- None.

MINUTES OF MEETING

December 17, 1999

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, January 21, 2000.


Secretary