

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

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

held in The City Council Chambers, 2nd Floor, City Hall on February 18, 2000

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

February 18, 2000

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on January 21, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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: James J. Parrilli

CAL. NO. 22-00-Z

APPEARANCES FOR: James J. Parrilli

MAP NO. 26-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 10348 S. Hoyne Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a circular driveway onto the existing lot improved with a 2-story single family dwelling whose front yard will be reduced to 0' instead of 20'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is a 50' x 130.25' lot improved with a 2-story single-family residence with a garage at the rear of the property; that the applicant proposes to construct a circular driveway in front of the existing single-family dwelling; that no evidence was presented to indicate that the subject property cannot yield a reasonable return under the conditions allowed the regulations in this district; that no evidence was presented to indicate that a hardship or unique circumstances exist which necessitates the requested front yard set back variation requested; that the necessity of providing two curb cuts will eliminate two on-street parking spaces and that the circular driveway, as proposed will be located in the required front yard of the subject property and will thereby alter the essential character of the locality; it is therefore

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

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

APPLICANT: George Sullivan

CAL. NO. 23-00-Z

APPEARANCES FOR: Maureen Pikarski

MAP NO. 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 7716 N. Ashland Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4-story enclosed porch addition to the rear of an existing 4-story 3 dwelling unit building and to erect a roof top addition near the front of said building also to be improved with a clerestory on the existing roof and a new 3-car garage with a roof deck to be attached to the rear of the building with no north side yard instead of 3.3' each and a rear yard of 18.33' instead of 30' and which additions will result in a 13.7% (764 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive Amendment to the zoning ordinance.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 19, 2000.

THE VOTE

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS.

LE ROY K. MARTIN, JR.

GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

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

APPLICANT: Svigos Asset Management Company

CAL. NO. 24-00-Z

APPEARANCES FOR: Patrick T. Brankin

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 2200 N. Southport Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 General Commercial District, the erection of a 4-story brick building on a through lot with a store and parking on the ground floor and 4 dwelling units above whose east and west front yards will be 13' instead of a 12' x 20' transitional front yard and with no north side yard instead of a 5' transitional side yard, and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 14, 2000.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

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

APPLICANT: Daniel and Gary Konopacki

CAL. NO. 25-00-Z

APPEARANCES FOR: Daniel Konopacki

MAP NO. 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 2927 N. Gresham Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor dormer addition to an existing 2 ½-story frame 3 dwelling unit building whose front yard will be 19.19' instead of 20' and whose north side yard will be .95' and whose south side yard will be 3.80' instead of 5.5' each and which addition will result in a 10% (335.9 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive Amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY K. MARTIN, JR.
GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 31, 2000; and

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

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

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

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

APPLICANT: William Senne **CAL. NO.** 26-00-Z
APPEARANCES FOR: James J. Banks, William Senne **MAP NO.** 3-F
APPEARANCES AGAINST: Gerald Chambers **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 1444 N. Orleans Street / 1439 N. Sedgwick Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, on a thru-lot the erection of a 5-story addition to an existing 5-story masonry building in order to convert said building into 55 dwelling units with 65* accessory parking spaces and public parking spaces for 66* private passenger automobiles with no mid point rear yard instead of 60'

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS.
 LE ROY K. MARTIN, JR.
 GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-5 Restricted Service District; that the subject site is a 17,555 square feet irregularly shaped thru lot improved with a 5 story brick building in the process of renovation; that the applicant proposes to erect a 5-story addition to the existing building in order to convert said building to 55 dwelling units with 66 accessory parking spaces and 66 public parking spaces; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that without the rear yard variation requested two separate buildings would be created which would not be an economically or architecturally viable project; that the plight of the owner is due to unique circumstances in that a midpoint rear yard is required on a thru lot; that the variation, if granted, will not alter the essential character of the locality in that the proposed residential project will maintain the existing building lines and will not impair an adequate supply of light or air to other properties; it is therefore

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

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

Amended
 BAZ 15

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

APPLICANT: Enrico Plati **CAL. NO.** 27-00-Z
APPEARANCES FOR: James J. Banks, Enrico Plati **MAP NO.** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 340 W. Superior 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 16-story 120 dwelling unit building with retail and parking on the lower floors and a penthouse above the 16th floor with no residential rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS.
 LE ROY K. MARTIN, JR.
 GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 31, 2000; and

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

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

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

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

APPLICANT: Ruth Webb **CAL. NO.** 28-00-A
APPEARANCES FOR: William J. Hennessy, Ruth Webb **MAP NO.** 22-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 8931 S. Beverly 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, Ruth Webb, for Palos Oaks Development Corporation, owner, on December 15, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a zoning lot of 3,869 square feet, in an R2 Single-Family Residence District, on premises at 8931 S. Beverly Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 9, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-2."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site consists of two lots of record totaling 3,869 square feet; that in any Residence District a single-family dwelling may be established on a lot of record existing on May 29, 1957 regardless of the size of the lot; that evidence presented indicates that the Sidwell Maps show that the subject parcel of land was subdivided prior to May 29, 1957; 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 zoning lot of 3,869 square feet, on premises at 8931 S. Beverly Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ruth Webb **CAL. NO.** 29-00-Z

APPEARANCES FOR: William J. Hennessy, Ruth Webb **MAP NO.** 22-H

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

PREMISES AFFECTED-- 8931 S. Beverly Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 1½-story, single family dwelling whose combined side yards will be 5.5' and whose north side yard will be 1.5' instead of the required 12' combined and neither side yard less than 4'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS.
LE ROY K. MARTIN, JR.
GIGI MC-CABE MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 18, 2000, the Zoning Board of Appeals sustained the applicant's appeal, Cal. No. 28-00-A, for the establishment of a zoning lot of 3,869 square feet, at the subject site, that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Radha K. and Idira D. Nair

CAL. NO. 30-00-S

APPEARANCES FOR: William J. Hennessy, Kris Nair

MAP NO. 13-N

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 5353 N. Harlem Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Burger King restaurant with 9 proposed off-street parking spaces, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 drive-through lane order speakers shall be turned off between the hours of 10:00 P.M. and 6:00 A.M.;

That all driveway exists shall be marked and signed as "Right Turn Only";

(Additional conditions follow on page 11a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 30-00-S

That building elevations and signage shall be consistent with the plans and drawings prepared by Thomas Scesniak Associates, dated November 8, 1999;

That landscaping shall be installed consistent with the plan prepared by Thomas Scesniak Associates, dated November 8, 1999 and with the improvements outlined in the letter from William Hennessy, dated February 18, 2000.

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

APPLICANT: Radha K. & Idira D. Nair .

CAL. NO. 31-00-S

APPEARANCES FOR: William J. Hennessy

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 941--57 W. Wilson Avenue

February 18, 2000

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Burger King restaurant with 16 proposed off-street parking spaces, in a B4-4 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 14, 2000.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: Chedo Karanikic **CAL. NO.** 32-00-S
APPEARANCES FOR: John A. Fritchey, Chedo Karanikic **MAP NO.** 15-K
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 4343 W. Peterson Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 12 dwelling unit townhouse building which includes 24 off-street parking spaces on the ground floor, in a B2-2 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

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

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

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

That the applicant shall build no more than 12 dwelling units with a minimum of 24 off-street parking spaces in substantial conformance with the site plan dated June 25, 1999 and the building elevations, dated November 18, 1999 as prepared by Michael J. Leary Architects.

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

APPLICANT: William Salas

CAL. NO. 33-00-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 2850 N. Kedzie 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 15 private passenger automobiles to service an auto repair shop located at 2844-46 N. Kedzie, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 14, 2000.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: B.J. Lind L.L.C.

CAL. NO. 34-00-S

APPEARANCES FOR: Marc Schwartz

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 1040 W. Van Buren 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 up to 23 private passenger automobiles, in an M1-3 Restricted Service District, to serve an existing 2-story office building located at 1030 W. Van Buren Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

Additional conditions follow on page 15a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 34-00-S

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

That ingress and egress shall be from W. Van Buren Street; that the drive way shall be constructed in accordance with applicable ordinances;

That the applicant shall install landscaping consistent with the landscape plan prepared by McClier and Associates, dated February 18, 2000;

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

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

APPLICANT: Marian Machlowski

CAL. NO. 35-00-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 3642 W. George Street

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

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 14, 2000.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: Staffing Network, L.L. C..

CAL. NO. 36-00-S

APPEARANCES FOR: J. Patrick Hanley

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 3648-50 W. Montrose 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 2 & 1-story brick store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 14, 2000.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: Haven of Rest M.B. Church **CAL. NO.** 37-00-S
APPEARANCES FOR: Francine D. Lynch **MAP NO.** 20-C
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 7918-22 S. South Chicago Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 48 private passenger automobiles, in an M1-2 Restricted Manufacturing District, to serve an existing church located at 7925 S. South Chicago Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

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

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

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

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

(Additional conditions follow on page 18a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 37-00-S

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

That the lot shall be enclosed, excepting the driveway, with decorative wrought-iron type metal fencing;

That striping and lighting shall be provided;

That ingress and egress shall be from S. South Chicago Avenue; that there shall be no ingress nor egress via the alley abutting the site to the southwest; that the S. South Chicago Avenue driveway shall be constructed in accordance with applicable ordinances;

That the applicant shall install landscaping as illustrated on the plan prepared by Swann, Weiskopf, Woo, and Bednarowicz, Ltd., dated February 18, 2000;

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

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

APPLICANT: First St. Peter M.B. Church **CAL. NO.** 38-00-S
APPEARANCES FOR: Ronald McDermott, Arililion Copeland **MAP NO.** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 5524 S. Ashland 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 129 seat church in an existing 1-story brick church building with 26 proposed parking spaces on-site, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
R	e c u s	e d
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 area abutting the church building to the south shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking area at any time;

Additional conditions follow on page 19a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 38-00-S

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

That the lot shall be enclosed, except the driveway, by decorative wrought-iron type metal fencing;

That striping and lighting shall be provided;

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

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

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

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

APPLICANT: Believers in the Trinity M.B. Church CAL. NO. 39-00-S

APPEARANCES FOR: Robert M. Knabe, Rev. Willie Sutton, Jr. MAP NO. 1-L

APPEARANCES AGAINST: John Webster MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 4823 W. Lake Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 196 seat church in an existing 1-story brick building with 2 proposed 1-story additions and 20 proposed parking spaces on-site, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 east and south of the proposed church shall be used solely for the parking of private passenger automobiles;

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;

(Additional conditions follow on page 20a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 39-00-S

That a 30" guard rail, 12' long, shall be erected on the west and east lot lines of the parking area abutting the church building to the south; that a decorative solid wood fence shall be erected along the balance of the east property line; that a 6' high wrought iron type metal fence shall be erected along the 25' of the north property line fronting W. Lake Street, as indicated on the site plan submitted;

That striping and lighting shall be provided;

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

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: Igreja Evangelica Assembleia De Deus **CAL. NO.** 40-00-S
APPEARANCES FOR: Michael A. Wojcik **MAP NO.** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 2625 N. Laramie Avenue February 18, 2000

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 50 seat church in an existing 1-story brick building, with 10 proposed parking spaces on-site, in a B1-1 Local Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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 on-site parking area 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 21a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 40-00-S

That the on-site parking area shall be improved with a compacted macadam base, not less than four inches thick and 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 solid wood fencing shall be provided on the north lot line of the parking area and chain link fencing shall be provided on the south lot line;

That striping and lighting 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 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: Midwest Psychic Institute

CAL. NO. 41-00-S

PEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

February 18, 2000

PREMISES AFFECTED-- 3340 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 19, 2000.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS

LE ROY 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: Centrum Realty Services, Inc.

CAL. NO. 42-00-S

PEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 160 E. Illinois 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 proposed 15-story public parking facility with 783 automated spaces for private passenger automobiles, in a C3-6 Commercial-Manufacturing District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 14, 2000.

JOSEPH J. SPINGOLA

BRIAN L. CROWE

DEMETRI KONSTANTELOS

LE ROY 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: Glazier Corporation **CAL. NO.** 43-00-S
PEARANCES FOR: Bernard I. Citron, Josh Glazier **MAP NO.** 14-N
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 5615 S. Harlem Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 1-story Dunkin Donuts restaurant, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

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

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

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

That the proposed drive-through shall be constructed in substantial conformance with the site plan and elevation drawings prepared by Vari Architects, dated December 1, 1999; that landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated February 14, 2000;

That the drive-through lane order speakers shall be turned off between the hours of 10:00 P.M. and 6:00 A.M.

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

APPLICANT: Prairie Dog Limited Partnership **CAL. NO.** 44-00-S
PEARANCES FOR: Patrick T. Brankin, Daeton Wilson **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 3527 N. Clark Street

NATURE OF REQUEST— Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern to the 2nd floor of an existing 2-story brick building and the establishment of live entertainment and an outdoor beer garden, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 31, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick building occupied by an existing licensed tavern on the ground floor; that the applicant seeks to expand the existing tavern to the 2nd floor and to provide live entertainment and an outdoor beer garden; that testimony presented indicates that a stage for live entertainment and a dance floor have been provided in the existing tavern since its establishment; that the applicant has entered into an agreement with Diana Quentin, Inc. to lease the property at 3665 N. Clark Street for valet parking between the hours of 5 P.M. and 2 A.M. daily with certain exceptions pertaining to the Cubs game schedule and other special events at Wrigley Field; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: Sal Melili **CAL. NO.** 45-00-A
APPEARANCES FOR: John J. Pikarski, Jr., Sal Melili **MAP NO.** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 2910-12 S. Wentworth 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
R e c u s e d			
X			
X			
			X
X			

THE RESOLUTION:

WHEREAS, Sal Melili, for Gus Valkanas, owner, on November 9, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an advertising sign painted on the wall of a 3-story brick building at is located within 500 feet of an expressway and is visible therefrom, in a B2-3 Restricted Retail District, on premises at 10-12 S. Wentworth Avenue.

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 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 8.9(5)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-3 Restricted Retail District; that the subject site is improved with a 3-story brick building with retail use on the ground floor and dwelling units on the 2nd and 3rd floors and with advertising signs on the west and south walls and is within 500 feet of the Dan Ryan Expressway and visible therefrom; that evidence presented indicates that the aforesaid advertising signs have existed on the said walls of the subject building for many years and prior to the establishment of the Dan Ryan Expressway in 1962, at which time the signs became non-conforming due to the zoning ordinance's prohibition of advertising signs within 500 feet of an expressway; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator and it hereby is reversed and he is authorized to certify advertising signs painted on the east and south walls of a 3-story brick building that is located within 500 feet of an expressway and visible therefore, on premises at 2910-12 S. Wentworth Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied before a permit is issued.

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

APPLICANT: Morton Salt **CAL. NO.** 46-00-A
APPEARANCES FOR: John J. George, James Oswald **MAP NO.** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 1357 N. Elston 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, Morton Salt, owner, on November 5, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a business identification sign located within 500 feet of a major route and visible therefrom which exceeds in gross area (1) times the distance of such signs from such major route measured as specified, in Planned Manufacturing District #2, on premises at 1357 N. Elston 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 10.14 (6)."

and

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

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #2; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in Planned Manufacturing District #2; that the subject site is improved with a large bulk storage building with a large painted Morton Salt business identification sign located on the sloping roof; that the appellant is seeking to renew its sign permit application for the aforesaid existing sign; that evidence presented indicates that the subject non-conforming business identification sign has been located on the roof of the existing building since the early 1930's, well before the construction of the Kennedy Expressway in 1960 and is a legal non-conforming use at the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a business identification sign located within 500 feet of a major route and visible therefrom and which exceeds in gross area (1) times the distance of such signs from such major route measured as specified in Planned Manufacturing District #2, on premises at 1357 N. Elston Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Old Navy c/o Acme-Wiley Corp. **CAL. NO.** 47-00-A
APPEARANCES FOR: None **MAP NO.** 1-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 February 18, 2000
PREMISES AFFECTED- 35 N. State Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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: Hearts United Limited Partnership **CAL. NO.** 48-00-A

APPEARANCES FOR: Fred Bonheur **MAP NO.** 10-E

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

PREMISES AFFECTED- 654 E. 43rd 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
JOSEPH J. SPINGOLA	X		
BRIAN L. CROWE	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, Hearts United Limited Partnership, for Bonheur Development Corporation, owner, on December 6, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate management office on the 1st floor of a 3-story brick apartment building, in an R4 General Residence District; on premises at 654 E. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, Section 7.3-4."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant, working with the City's Department of Housing, is in the process of constructing a 116 residential unit development at the subject site; that the proposed office use will be located on the 1st floor of the building at the subject site and will occupy approximately 600 square feet; that the proposed office will manage the 116 residential units and provide services only to the tenants of the 116 residential units; that the proposed management office is an ancillary use to the 116 dwelling units being developed at the site; and that no violation of the zoning ordinance exists and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a real estate management office, as an ancillary use only, on the 1st floor of a 3-story brick building, on premises at 654 E. 43rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Shavonne V. Owens **CAL. NO.** 49-00-A
APPEARANCES FOR: Shavonne V. Owens **MAP NO.** 20-G
APPEARANCES AGAINST: Gary Breatheit **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 8115 S. Ashland Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Shavonne V. Owens, owner, on December 12, 1999, filed an appeal from the decision of the Office of Zoning Administrator in refusing to permit the establishment of a hair braiding salon (beauty parlor) in an existing 3-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 8115 S. Ashland Avenue. The Zoning Board of Appeals approved same appellatant in the building at 8111 ½ S. Ashland Avenue in Cal. No. 308-96-A.

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 8.3-2."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick store and apartment building; that on August 16, 1996, in Cal. No. 308-96-A, the Board approved an appeal filed by the appellatant for the certification of the operation of a beauty salon specializing in hair braiding in a 4-story brick store and apartment building, on premise at 8111 ½ S. Ashland Avenue; that the appellatant testified in the instant case that she was forced to close her beauty parlor for personal family reasons and that she now wishes to reopen a beauty parlor specializing in hair braiding at the subject site; that the subject site has been previously occupied by business uses, the last use having been a restaurant which ceased operation in September, 1999; that the change of use from a restaurant to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 49-00-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hair braiding salon (beauty parlor) in an existing 3-story brick store and apartment building, on premises at 8115 S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

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

APPLICANT: Selwyn L. Levy

CAL. NO. 50-00-A

APPEARANCES FOR:

MAP NO. 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 18, 2000

PREMISES AFFECTED- 610 W. 35th Street

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

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 14, 2000.

THE VOTE

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

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

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

APPLICANT: Madoe Adjam **CAL. NO.** 51-00-A
APPEARANCES FOR: Madoe Adjam **MAP NO.** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 4627 N. Broadway
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, Madoe Adjam, for Eagle Reynolds, owner, on December 8, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor on the 1st floor of a 1-story brick store building, in a B3-5 General Retail District, on premises at 4627 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 2, 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 February 18, 2000; and

WHEREAS, the district maps show that the premises is located in a B3-5 General Retail District.

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-5 General Retail District; that the subject site is improved with a 1-story brick building containing 2 store fronts; that on January 16, 1998, the Board approved, in Cal. No. 31-98-A, the establishment of a beauty parlor in the store numbered 4629 1/2 located in the building at the subject site; that the appellant proposes to establish a beauty parlor specializing in African hair braiding only in the subject store premises; that the subject store premises has been previously occupied by business uses; that a beauty parlor specializing in hair braiding is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor specializing in African hair braiding only, on the 1st floor of a 1-story brick store building, on premises at 4627 N. Broadway, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 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: Alicee Johnson **CAL. NO.** 52-00-A
APPEARANCES FOR: Alicee Johnson **MAP NO.** 18-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 7104 S. Racine 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, Alicee Johnson, for Ted Johnson, owner, on November 19, 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 brick multi-store building, in a B2-1 Restricted Retail District, on premises at 7104 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 17, 1999 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick multi-store building; that the subject store premises was previously occupied by a laundry and cleaning service business; that licensing requirements have caused the case to be filed; that the change of use from a laundry and cleaning service 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 in refusing to permit the establishment of a beauty parlor in a 1-story brick multi-store building, on premises at 7104 S. Racine Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M. Tuesday through Saturday, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Francis Norman-Hollis **CAL. NO.** 53-00-A
APPEARANCES FOR: Francis Norman-Hollis **MAP NO.** 20-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 18, 2000
PREMISES AFFECTED- 2045 E. 83rd 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
JOSEPH J. SPINGOLA	X		
BRIAN L. CROWE	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, Frances Norman-Hollis, owner, on November 17, 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 brick building, in a B2-1 Restricted Retail District, on premises at 2045 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 17, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building occupied by a beauty parlor; that the appellant was relocated to the subject site when a church sought to extend their church and needed to acquire the property where she was previously located; that the church offered to build a new salon at the subject site property which was previously owned by the church; that there has not been any previous business activity at the subject site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a 1-story brick building, on premises at 2045 E. 83rd Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M.; 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: Kayissan Edwards

CAL. NO. 54-00-A

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 18, 2000

PREMISES AFFECTED- 4709 N. Broadway

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 14, 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: Maudell Stevenson / Donna Stevenson **CAL. NO.** 55-00-A

APPEARANCES FOR: None **MAP NO.** 20-G

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

PREMISES AFFECTED- 8127 S. Ashland Avenue

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

ACTION OF BOARD--

THE VOTE

DISMISSED FOR WANT
OF PROSECUTION.

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

APFERMATIVE	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: Richard E. Zulkey

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 18, 2000

PREMISES AFFECTED- 3336 S. Lituanica Street

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

ACTION OF BOARD--

CASE CONTINUED TO
MAY 19, 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: Domestic Uniform Rental Co.

CAL. NO. 332-99-Z

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 18, 2000

PREMISES AFFECTED- 4125 N. Ravenswood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 19, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Larry Cohen

CAL. NO. 416-99-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 952 W. Belmont Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 14, 2000.

JOSEPH J. SPINGOLA
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LE ROY 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: Day Spring Church **CAL. NO.** 369-99-S
APPEARANCES FOR: Richard Baker, Nelson Quintana **MAP NO.** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 5118-26 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 243 seat church in an existing 2-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, 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 City Council shall pass an ordinance authorizing an exception from the required separation distance between the proposed church and Arman's Liquor at 5130 W. Fullerton Avenue.

That off-site parking for 24 automobiles shall be located at 5111-15 W. Fullerton Avenue, as provided for in companion application Cal. No. 370-99-S.

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

APPLICANT: Day Spring Church
PEARANCES FOR: Richard Baker, Nelson Quintana
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 5111-15 W. Fullerton Avenue

CAL. NO. 370-99-S
MAP NO. 5-L
MINUTES OF MEETING
 February 18, 2000

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 24 private passenger automobiles, in a B4-1 Restricted Service District, to satisfy the parking requirement for a proposed church to be located at 5118-26 W. Fullerton Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, 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 on February 18, 2000, the Board approved, in Cal. No. 369-99-S, the establishment of a 243 seat church in an existing 2-story brick building, on premises at 5118-26 W. Fullerton 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;

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 41a.)

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 370-99-S

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some 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 decorative wrought-iron type metal fencing shall be erected on the west, south and north lot lines, excepting the driveway;

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

That striping and lighting 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 and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Mark J. Brumbach

CAL. NO. 235-99-S

APPEARANCES FOR:

MAP NO. 3-1

APPEARANCES AGAINST:

MINUTES OF MEETING
February 18, 2000

PREMISES AFFECTED-- 1002 N. California 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 public place of amusement in order to allow live entertainment in an existing tavern, in a B4-2 Restricted Service District, with no parking provided instead of the required 10% of the capacity.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: LaSalle Bank N.A. **CAL. NO.** 10-00-S
APPEARANCES FOR: Thomas Pikarski, Kathleen Schafer **MAP NO.** 11-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
February 18, 2000
PREMISES AFFECTED-- 4150 N. Cicero Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a retail bank in an existing 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA
 BRIAN L. CROWE
 DEMETRI KONSTANTELOS
 LE ROY 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 February 18, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 31, 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 in substantial conformance with the site plan, landscape plan and elevation drawings prepared by Behles & Behles, dated February 10, 2000.

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 49-99-S

Thomas M. Pikarski, for Community Emergency Shelter Organization , applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of a Transitional Shelter for 24 families in an existing 3-story brick former convent building, on premises at 2650 W. Hirsch Street, approved by the Board on February 19, 1999, in Cal. No. 49-99-S.

Mr. Pikarski stated that at the time the Zoning Board of Appeals approved the applicant's special use request, the applicant believed it had secured funding for the shelter and was prepared to begin filing for the necessary permits. Unfortunately, funding for the shelter did not materialize as expected and plans for rehabilitation of the existing structure were halted. A new source of funding has now been found and the applicant is currently in the process of obtaining permits.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to February 19, 2001. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 256-98-S

Michael J. Sreenan, for Rezmar Corporation, applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of an off-site accessory parking lot for 17 private passenger automobiles, on premises at 5637-43 S. Michigan Avenue, to serve an existing 30 dwelling unit building at 5630-38 S. Michigan Avenue, approved by the Board on July 17, 1998, in Cal. No. 256-98-S.

Mr. Sreenan stated the aforesaid off-site parking lot is part of an affordable housing development that was not finally approved by the City until late December, 1998. The applicant was not able to complete construction before the expiration of the special use authorization.

Chairman Spingola moved that the request be granted and the time for completing construction of the aforesaid off-site parking lot be extended to July 17, 2000. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 335-98-S and

Cal. No. 336-98-S

Arnie Pullen, Pastor, for Penson Temple Church of God in Christ, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of a 350 seat church in a proposed 1-story brick building, on premises at 8686 S. Summit Street, and for the establishment of an off-site accessory parking lot for 30 private passenger automobiles, on premises at 8614 S. Summit Street, to fulfill the parking requirement for a proposed church at 8686 S. Summit Street, approved by the Board on September 18, 1998, in Cal. Nos. 335-98-S and 336-98-S, respectively.

Pastor Pullen stated that when the applicant began the application for building permits it was not at a point to fully go forward with the project. The applicant has now achieved the level of preparation needed to commence the project and expects to break ground on the construction in the spring of 2000.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to September 18, 2000. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 338-98-S

Daryl R. Berry, for Shiloah Baptist Church, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of an off-site parking lot for 42 private passenger automobiles, on premises at 9203 S. Ashland Avenue, to serve a church located at 9211 S. Justine Avenue, approved by the Board on September 18, 1998, in Cal. No. 338-98-S.

Mr. Berry stated that the parking lot project had been postponed due to lack of funding but that the applicant now wishes to proceed with the project and requires an extension of time in which to obtain permits.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to September 18, 2000. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

February 18, 2000

Cal. No. 467-98-S

James J. Banks, for Mid Region Development Group L.L.C. , applicant, presented a written request for an extension of time in which to begin construction of a proposed drive-through facility in a proposed 19,081 square feet 1 and 2-story Walgreens retail building, on premises at 4343 N. Central Avenue, approved by the Board on March 19, 1999, in Cal. No. 467-98-S.

Mr. Banks stated the applicant has not been able to commence the project within the validity period of the special use approved by the Board. Mr. Banks believes that with the extension of time requested the applicant will be able to begin the construction of the aforesaid Walgreens building and proposed drive-through facility.

Chairman Spingola moved that the request be granted and the time for commencing construction of the aforesaid Walgreens building and drive-through facility be extended to March 20, 2001. The motion prevailed by yeas and nays as follows.

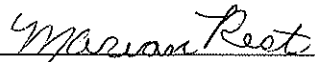
Yeas- Spingola, Crowe, Konstantelos, McCabe-Miele. Nays- None. Absent- Martin.

MINUTES OF MEETING

February 18, 2000

Member Crowe moved that the Board do now adjourn.

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


Secretary