

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

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

held in The City Council Chambers, 2nd Floor, City Hall, on Friday, October 19, 2001

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
LeRoy K. Martin, Jr.
Demetri Konstantelos

MINUTES OF MEETING

October 19, 2001

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on September 21, 2001 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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: Apostolic Church of God **CAL NO.:** 370-01-S
APPEARANCE FOR: William A. Miceli **MAP NO.:** 16-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 6400 S. Kenwood Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking facility for 33 private passenger automobiles for use by a church located at 6320 S. Kenwood Avenue, in an R5 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That the 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;

(Additional conditions follow on page 3a.)

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

MINUTES OF MEETING

October 19, 2001

Cal. No. 370-01-S

That the applicant shall install landscaping and fencing in compliance with applicable provisions of the Chicago Landscape Ordinance;

That lighting and striping shall be provided;

That ingress and egress shall be from E. 64th Street; that the driveway shall be constructed in compliance with applicable ordinances; that there shall be no ingress nor egress from the alley abutting the site to the west;

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: Apostolic Church of God **CAL NO.:** 371-01-Z
APPEARANCE FOR: William A. Miceli **MAP NO.:** 16-O
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 6400 S. Kenwood Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the construction of an off-site, accessory parking lot for 33 private passenger automobiles to serve a 3,000 seat church, whose front yard will be 8' instead of 15', in an R5 General Residence District.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 19, 2001, the Zoning Board of Appeals approved, in Cal. No. 370-01-S, the establishment of an off-site parking lot for the parking of 33 private passenger automobiles at the subject site for use by the applicant church located at 6320 S. Kenwood Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Pizza Hut of America, Inc. **CAL NO.:** 372-01-S
APPEARANCE FOR: Elvin E. Charity **MAP NO.:** 15-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 3451 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 drive-through facility in conjunction with a proposed fast food restaurant, in a B5-2 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That the proposed new drive-through restaurant shall be constructed in substantial conformance with the site plan prepared by Interplan Practice, dated June 27, 2001; and that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Drew Developments, L.L.C. **CAL NO.:** 373-01-S
APPEARANCE FOR: William J. Hennessy **MAP NO.:** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 3000-24 N. Clark Street/730-52 W. Wellington Street/3013-21 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 expansion of a liquor store into a neighboring building with accessory on-site parking, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That the applicant shall install landscaping in the parking area in substantial compliance with the landscape plan prepared by Linden Lenet Design Group, dated July 23, 2001.

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

APPLICANT: Tim Spread

CAL NO.: 374-01-Z

APPEARANCE FOR:

MAP NO.: 13-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 5442-48 N. Lawler 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 reduction of the required frontage of two lots in order to divide an improved zoning lot and construct a single family dwelling, with the lot at 5448 N. Lawler Street having a frontage of 41' instead of 50', a north side yard of 2.185' instead of 4'; and the lot at 5422 N. Lawler Street having a 41' frontage instead of 50'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Thomas P. Ambry

CAL NO.: 375-01-Z

APPEARANCE FOR:

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 1840 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition to an existing 2-story single family residence whose 1st floor will contain parking and with no side yards instead of 6.2' each, with no rear yard instead of 30', and to increase by 10% the floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001.

THE VOTE

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

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

APPLICANT: Freeman Jewelers Inc. **CAL NO.:** 376-01-S
APPEARANCE FOR: **MAP NO.:** 20-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 8130 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 pawn shop, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001.

THE VOTE

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

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

APPLICANT: Reyna Segura **CAL NO.:** 377-01-S
APPEARANCE FOR: James J. Banks, Reyna Segura **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 3635B 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 automobile laundry facility, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That all queuing, parking, detailing and washing of automobiles shall occur completely within the building at the subject site.

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

APPLICANT: Gustavo Zuniga **CAL NO.:** 378-01-Z
APPEARANCE FOR: Edward W. Pirok, Gusavo Zuniga **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 2836 N. Damen 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 2-story addition to the rear of an existing 3-story single family residence which will establish a 2 dwelling unit building whose front yard will be 13.8' instead of 14.4', and whose north side yard will be 1' instead of 2.5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 379-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1919 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 380-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1921 S. State 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 4 dwelling unit building with no north and side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 381-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1923 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 382-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1917 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 383-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1915 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 384-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1913 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 385-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1911 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Viktor Jakovljevic **CAL NO.:** 386-01-Z
APPEARANCE FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.:** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1909 S. State 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 4 dwelling unit building with no north and south side yards instead of 2.5' each, and whose front yard will be 6' instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Gary Rossi **CAL NO.:** 387-01-Z
APPEARANCE FOR: James J. Banks, Gary Rossi **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1824 W. Patterson Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story masonry single family dwelling whose front yard will be 13' 9" instead of 20', and with no east side yard instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Vladimir Novakovic

CAL NO.: 388-01-Z

APPEARANCE FOR: James J. Banks

MAP NO.: 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 1124-32 W. Farwell 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 ten 4'x 10' open balconies on the east elevation of an existing 16 dwelling unit building.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 16, 2001.

THE VOTE

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

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

APPLICANT: Craig and Nancy Tolan **CAL NO.:** 389-01-Z
APPEARANCE FOR: Richard E. Zulkey, Nancy Tolan **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1716 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 erection of a 2nd story dormer addition to an existing 2 ½-story frame single family dwelling with no west side yard instead of 6', whose east side yard will be 3' 3" instead of 6', and the addition of 425 square feet, or 14%, in excess of the floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIAION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: John Heneghan **CAL NO.:** 390-01-S

APPEARANCE FOR: James J. Banks, John Heneghan **MAP NO.:** 9-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001

PREMISES AFFECTED: 3342 N. Southport Avenue

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: John Heneghan **CAL NO.:** 391-01-Z
APPEARANCE FOR: James J. Banks, John Heneghan **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 3342 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 4-story 4 dwelling unit residential building with residential units below the 2nd floor, whose front yard will be 5' instead of 14.4' each, with no north side yard and whose south side yard will be 1'* instead of 2.5' each.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 19, 2001, the Zoning Board of Appeals, approved, in Cal. No 390-01-S, the establishment of residential use below the 2nd floor in a proposed 4 dwelling unit building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

*Amended at the public hearing.

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

APPLICANT: Michael & Eileen Erenberg **CAL NO.:** 392-01-Z
APPEARANCE FOR: Michael & Eileen Erenberg **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 2023 W. Waveland 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 3-story addition to an existing 2-story single-family dwelling, whose front yard will be 8.38' instead of 17.4', whose east side yard will be 2.49' instead of 5.7', and whose west side yard will be 0.54' instead of 5.7'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on December 12, 1998, the Zoning Board of Appeals granted, in Cal. No. 459-98-Z, a variation application filed by the applicant in the instant case to permit the erection of a dormer addition to the rear of a 2 ½ story single-family dwelling, with an east side yard of 2.5', a west side yard of 1' instead of 5.42' each, and which addition will result in a 3.5% (80 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Puerto Rican Cultural Center

CAL NO.: 393-01-S

APPEARANCE FOR: James J. Banks

MAP NO.: 3-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 2658 W. Haddon 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 accessory leased parking lot for 6 private passenger automobiles to fulfill the parking requirement for a proposed high school and day care center at 2739-41 W. Division Street, in an R4 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 19, 2001, the Zoning Board of Appeals, approved, in Cal. No. 395-01-S, the establishment of a high school and day care center to be located at 2739-41 W. Division Street; 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;

That the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 26a.)

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

MINUTES OF MEETING

October 19, 2001

Cal. No. 393-01-S

That decorative wrought-iron type metal fencing shall be provided on the west lot line and on the north and south lot lines, excepting the driveways;

That striping and lighting shall be provided;

That ingress shall be via the alley abutting the site to the north provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveway located on W. Haddon Street shall be constructed in accordance with applicable ordinances;

That the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 10 P.M., Monday through Friday;

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

That the applicant shall be responsible for improving and continuously maintaining the subject property in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance and under the terms of the lease, running from October 1, 2001, and terminating on September 30, 2006, with an option to purchase.

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

APPLICANT: Puerto Rican Cultural Center **CAL NO.:** 394-01-Z
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 2658 W. Haddon Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the reduction of the required front yard from 15' to 3', and to increase by 25% the maximum distance that required parking spaces are permitted to be located from the proposed use served.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 19, 2001, the Zoning Board of Appeals, approved, in Cal. No. 393-01-S, the establishment of an off-site parking lot for 6 private passenger automobiles at the subject site to fulfill the parking requirement for a proposed high school and day care center at 2739-41 W. Division Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Puerto Rican Cultural Center **CAL NO.:** 395-01-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:** October 19, 2001
PREMISES AFFECTED: 2739-41 W. Division 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 high school use at 2739-41 W. Division Street and to operate a day care center in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That off-site parking for six private passenger automobiles shall be located at 2658 W. Haddon Avenue, as provided for in Cal. No. 393-01-S.

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

APPLICANT: Tom Romano **CAL NO.:** 396-01-S
APPEARANCE FOR: James J. Banks, Tom Romano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 3346-48 N. Southport Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 8 dwelling unit building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Tom Romano **CAL NO.:** 397-01-Z
APPEARANCE FOR: James J. Banks, Tom Romano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 3346-48 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the construction of two additional dwelling units, within an existing commercial and residential building, whose front yard will be 5' instead of 15', and whose north and south side yards will be 1.5' instead of 6' each, in a B4-4 Restricted Service District.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 19, 2001, the Zoning Board of Appeals approved, in Cal. No 396-01-S, the establishment of residential use below the 2nd floor in a proposed 8 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Gus Antoniou **CAL NO.:** 398-01-Z
APPEARANCE FOR: James J. Banks, Gus Antoniou **MAP NO.:** 14-D
APPEARANCES AGAINST: Richard F. Friedman, et al. **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 5640 S. Blackstone Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 5-story addition to an existing 2-story building which will contain 20 dwelling units and 22 parking spaces, whose front yard will be zero instead of 15' and with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R6 General Residence District; that in the summer of 2001, the City Council rezoned the subject site from R5 General Residence to R6 General Residence specifically for the proposed residential development; that the subject site is a 100 x 150 sq. ft. lot with no alley access and is improved with a large 2-story Renaissance Revival style church building built in 1917 for the Tenth Church of Christ Scientist and more recently occupied as St. Stephen's Church; that the subject building has been steadily deteriorating for some time; that the applicant proposes to retain the existing facade and foundation of the building, renovate the interior and erect a 5 story addition to the building which will contain 20 dwelling units and 22 interior parking spaces; that the design of the proposed residential development is a result of many community meetings; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the front yard variation requested is necessary to maintain the existing facade and foundation of the subject building; that the building will be developed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; that the plight of the owner is due the desire of the applicant to retain the existing building facade and foundation as agreed to with community organizations; that the proposed residential development will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Centrum Properties, Inc. **CAL NO.:** 399-01-S
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 3725 N. Talman 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 accessory parking lot to serve the facility located at 2500 W. Bradley Place.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That the 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 macadam base, not less than 4 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 32a.)

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

MINUTES OF MEETING

October 19, 2001

Cal. No. 399-01-S

That landscaping and fencing shall be provided as illustrated on the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated October 3, 2001;

That striping and lighting shall be provided;

That ingress and egress shall be from N. Talman Avenue; that the driveway located on N. Talman Avenue shall be constructed in compliance with all applicable ordinances;

That the lot shall be securely locked when not in use by the manufacturing facility located at 2500 W. Bradley Place; and;

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: Joan P. Meads **CAL NO.:** 400-01-S

APPEARANCE FOR: John J. Pikarski, Jr., Joseph Lacasio, **MAP NO.:** 9-K
Joan P. Meads

APPEARANCES AGAINST: Michael A. Wojcik, Cynthia Santos et al. **MINUTES OF MEETING:**
October 19, 2001

PREMISES AFFECTED: 3936 N. Pulaski Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor and body piercing facility, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an B4-2 Restricted Service District; that the subject site is improved with a 2-story brick multi-store and apartment building; that it is proposed to establish a tattoo parlor and body piercing facility in a store at the subject site to be operated by the son of the applicant; that the hours of the proposed facility will be from 11A.M. to 12 A.M., Sunday through Thursday and from 11 A.M. to 2 A.M. on Friday and Saturday; that testimony presented indicates that the proposed use is not necessary for the public convenience at the subject site location in that there are three existing tattoo and body piercing facilities located within a two mile radius of the subject site; that the subject site is located at the intersection of W. Irving Park Road and N. Pulaski Road; that testimony presented indicates that the aforesaid intersection is very accident prone and that a tattoo and body piercing facility would present a distracting hazard to the health and safety of motorists and pedestrians; that no evidence was presented to indicate that the establishment of a tattoo and body piercing facility at the subject site would not cause substantial injury to the value of other property in this mixed residential and business use 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: KFC of America, Inc. **CAL NO.:** 401-01-S
APPEARANCE FOR: Elvin E. Charity **MAP NO.:** 18-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 7508-14 S. Lafayette 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 new fast food restaurant, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That the proposed drive-through facility shall be constructed consistent with the layout and design represented on the site plan dated March 30, 2001, and elevation drawings dated August 1, 2001, as prepared by PFDA Incorporated; that the final landscape plan shall be approved by the Department of Planning and development.

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

APPLICANT: Saint Xavier University **CAL NO.:** 402-01-A
APPEARANCE FOR: Kenneth C. Kulick **MAP NO.:** 24-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 3700 W. 103rd Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Saint Xavier University, owner, on July 23, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a school bulletin board at the subject site which will exceed the permitted 55 square feet, in an R4 General Residence District, on premises at 3700 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; 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 the Saint Xavier University campus; that the appellant proposes to erect an 88 square feet announcement bulletin board at the entrance to the university campus for the purpose of posting university-related announcements; that no products and/or services unrelated to the university will be displayed; that although the proposed sign exceeds the permitted 55 square feet, the Board finds that, in relation to the university campus, it is not excessive for 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 permit a school bulletin board sign which will exceed the allowable 55 square feet, in an R4 General Residence District, on premises at 3700 W. 103rd Street, upon condition that no products and/or services unrelated to the university will be displayed; 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: Elise M. Blackwood **CAL NO.:** 403-01-A
APPEARANCE FOR: Elise M. Blackwood **MAP NO.:** 26-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 10940 S. Western Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Elise M. Blackwood, owner, on July 13, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop*, in a 1-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 10940 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 9, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District in a 1-story masonry multi-store building; that the appellant has operated a barber shop for the past 13 years at 10937 S. Western Avenue; that due to the negligence of the premises' landlord in maintaining the property the appellant moved her business across the street to 10940 S. Western Avenue; that the subject premises has previously been occupied by business uses, the last use having been an insurance office, which use ceased operation at the site in November, 2001; 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 hereby authorized to permit the establishment of a barber shop in a 1-story brick multi-store building, on premises at 10940 S. Western 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.

*Amended.

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

APPLICANT: Dunhill Staffing System **CAL NO.:** 404-01-A

APPEARANCE FOR: None **MAP NO.:** 7-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 19, 2001

PREMISES AFFECTED: 2625 N. Clark Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Ignacio & Frances Loera **CAL NO.:** 405-01-A
APPEARANCE FOR: Frances Loera **MAP NO.:** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 2535 N. Laramie Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Ignacio and Frances Loera, owner, on July 27, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a business identification sign on a 1-story brick non-conforming commercial building occupied by a grocery store, in an R3 General Residence District, on premises at 2535 N. Laramie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 25, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 6.7-1. 7.10-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1-story brick building occupied by a grocery store; that the appellants have owned the grocery store at the subject site for the past five years and are seeking to legalize a business identification sign at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of their 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 erection of a business identification sign on a 1-story brick store building occupied by a grocery store, on premises at 2535 N. Laramie 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: Angel Hernandez **CAL NO.:** 406-01-A

APPEARANCE FOR: Angel Hernandez **MAP NO.:** 7-L

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 19, 2001

PREMISES AFFECTED: 2312 W. Foster Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 14, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: 1615 North Clybourn Inc.

CAL NO.: 407-01-A

APPEARANCE FOR: Gary I. Wigoda

MAP NO.: 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 1615 N. Clybourn Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 14, 2001

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: David Kreutz **CAL NO.:** 408-01-A
APPEARANCE FOR: John J. Pikarski, Jr., David Kreutz **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 946 N. Wolcott Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, David Kreutz, owner, on October 4, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to issue a permit to allow a rear building to be reconstructed on a lot which is non-conforming as to bulk and which has 2 principal buildings, in an R4 General Residence District, on premises at 946 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 13, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 7.5-4, 7.6-4, 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 3,131.25 sq. ft. lot improved with a 3-story brick 3-dwelling unit building on the front of the lot and a brick and frame coach house at the rear of the lot which is occupied as a single-family dwelling by the appellant and his family; that evidence presented indicates that the coach house structure predates the 1957 comprehensive amendment to the zoning ordinance; that the construction company hired by the appellant to do side and roofing repairs advised the appellant that there was significant deterioration to the structure; that the appellant is only replacing and repairing the deteriorated sections of the structure and will not increase the size of the existing pre-1957 code building in any way; 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 a rear coach house building to be reconstructed on a lot which is non-conforming as to bulk and which has 2 principal buildings, on premises at 946 N. Wolcott Avenue, upon condition that the subject building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances shall be complied with before a permit is issued.

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

APPLICANT: Archimedes's Liquid, Inc. **CAL NO.:** 409-01-A
APPEARANCE FOR: Gary I. Wigoda, John Huddleston **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 1122-24 W. Belmont Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Archimedes's Liquid, Inc., owner, on August 6, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to grant approval for a PPA license for a tavern* in a 2-story masonry building, in B4-2 Restricted Service District, on premises at 1122-24 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 6, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3A, 8.11-1."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; 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 said use is located in a B4-2 Restricted Service District; that the subject site is improved with 1-story brick building which has been occupied for many years by a legally licensed tavern which is also licensed to permit music; that the tavern has approximately 4,400 sq. ft. of floor area with a stage area of about 200 sq. ft.; that the principal entertainment is provided by a DJ; that live entertainment events are held once a month at the site; that no space is provided for dancing; that the appellant is seeking to secure a Public Place of Amusement (PPA) license required by the Department of Revenue pursuant to an amendment to the licensing code which requires establishments with a capacity of more than 120 persons that offers music and entertainment to have a PPA license; that the Board finds that the appellant has a music license accessory to the tavern use and that in this case, from a zoning standpoint, there is no distinction between the current music license and the PPA license; that the stage area represents a very small percentage of the total tavern floor area and is an accessory use and as such requires no off-street parking; 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

*Amended

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

MINUTES OF MEETING

October 19, 2001

Cal. No. 409-01-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 grant approval for a Public Place of Amusement (PPA) license permitting live entertainment as an accessory use to a legally licensed tavern, in a 2-story masonry building, on premises at 1122-24 W. Belmont Avenue, with no off-street parking required for said accessory use, upon condition that all applicable ordinances of the City of Chicago shall be complied with before the license is issued.

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

APPLICANT: 551 Ogden Inc. **CAL NO.:** 410-01-A
APPEARANCE FOR: Gary I. Wigoda, Cliff Einhorn **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 543-51 N. Ogden Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, 551 Ogden Inc., owner, on August 6, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to grant approval for a Public Place of Amusement (PPA) license for live entertainment in an existing tavern, in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 543-51 N. Ogden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3A, 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that the subject site is improved with a 1 and 2-story brick building containing a licensed tavern and restaurant; that the appellant has had live entertainment at the subject site for many years; that the existing tavern has a stage area of approximately 300 sq. ft.; that the live entertainment consists of small combos or individuals; that the appellant desires to levy a cover charge for the entertainment; that current licensing requirements now require a Public Place of Amusement (PPA) license if a cover charge is levied by an establishment; that the entertainment stage area represents a small percentage of the total tavern and restaurant area and is an accessory use, and as such, requires no off-street parking; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator and it hereby is reversed and he is authorized to grant approval for a Public Place of Amusement (PPA) license for live entertainment as an accessory use in an existing tavern in a 1 and 2-story brick building, on premises at 543-51 N. Ogden Avenue, with no off-street parking required for said accessory use, 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: Kenny Ogunjimi **CAL NO.:** 411-01-A
APPEARANCE FOR: Thomas Murphy, Kenny Ogunjimi **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 4715 N. Broadway
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Kenny Ogunjimi, for Jan Martin, owner, on September 9, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a Public Place of Amusement (PPA) license and tavern license where the previous license expired more than 6 months prior to the appellant's license request, in a B3-5 General Retail District, on premises at 4715 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 28, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

WHEREAS, the district maps show that the premises is located in a B3-5 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 B3-5 General Residence District; that the subject site is an irregular shaped lot located on the northeast corner of N. Broadway and W. Leland Avenue and is improved with a 3-story multi-story building; that the subject premises has been occupied by a tavern for many years until November, 2000 when the licenses expired; that the appellant leased the subject premises in December, 2000; that the appellant was not able to have the liquor and PPA license applications processed in the Department of Revenue in a timely manner and therefore missed the 6 month deadline; that the appellant is not expanding or changing the prior use of the premises as a tavern; that there was no intent by the landlord or the appellant to abandon the use of the premises as a tavern with entertainment; that the appellant will continue to levy a cover charge as a means of crowd control; that adequate off-street parking is available in an adjacent public parking lot; 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

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

MINUTES OF MEETING

October 19, 2001

Cal. No. 411-01-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 Public Place of Amusement (PPA) license and tavern license where the previous licenses expired more than 6 months prior to the appellant's license request, in a tavern located in a 3-story brick multi-store building, on premises at 4715 N. Broadway, with no off-site parking required, upon condition that all applicable ordinances of the City of Chicago shall be complied with before licenses are issued.

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

APPLICANT: All Chicago L.L.C. **CAL NO.:** 413-01-Z
APPEARANCE FOR: John J. George **MAP NO.:** 20-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 1616-48 W. 87th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a new multi story housing for the elderly building whose front yard will be 6.5' instead of 15' and whose rear yard will be 6.5' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on October 19, 2001, the Zoning Board of Appeals, approved, in Cal. No. 412-01-S, the establishment of residential use below the 2nd floor in a proposed elderly housing development at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: All Chicago L.L.C. **CAL NO.:** 412-01-S
APPEARANCE FOR: John J. George **MAP NO.:** 20-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 1616-48 W. 87th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed elderly housing development in a B2-3 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: Walter T. Rice **CAL NO.:** 414-01-S

APPEARANCE FOR: Walter T. Rice **MAP NO.:** 18-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 19, 2001

PREMISES AFFECTED: 7542-58 S. 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 coin-operated laundrette, in a B2-4 Restricted Retail District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 18, 2002.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Red Hen Productions **CAL NO.:** 415-01-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 5123 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 50 seat theatrical community center in a 1-story building with 2 on-site parking spaces and with further parking to be determined by the Department of Planning and Development in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

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

APPLICANT: 952-56 West Addison, Inc. **CAL NO.:** 416-01-S
APPEARANCE FOR: Dean T. Maragos **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 1109 W. Addison Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of 12 parking spaces in an existing parking lot to satisfy the parking requirement for a proposed restaurant and banquet hall to be located at 952-56 W. Addison Street, in a B5-4 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That the 12 parking spaces located in the existing parking lot at the subject site shall be designated by signage as parking for customers of the proposed restaurant and banquet hall located at 952-56 W. Addison Street; 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 for the use of the applicant throughout the existence of the principal use.

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

APPLICANT: Michael Favia **CAL NO.:** 417-01-S
APPEARANCE FOR: Richard E. Zulkey, Michael Favia **MAP NO.:** 1-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 3847-51 W. 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 automobile laundry in a C1-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 3, 2001; and

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

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

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

That all queuing, parking and cleaning of automobiles shall occur completely within the subject building.

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

APPLICANT: Mid City Financial Corporation

CAL NO.: 280-01-S

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 1617-19 W. 18th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval and the location and the establishment of a new banking facility with 3 drive through lanes and parking spaces in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Andrew Levin **CAL NO.:** 286-01-A

APPEARANCE FOR: John J. Pikarski, Andrew Levin **MAP NO.:** 11-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
October 19, 2001

PREMISES AFFECTED: 3300 W. Wilson Avenue / 4604-10 N. Spaulding Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Andrew Levin, owner, on May 10, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 16 dwelling units in an existing 3-story brick residential building, in an R3 General Residence District, on premises at 3300 W. Wilson Avenue / 4604-10 N. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 2001, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

WHEREAS, the district maps show that the premises is located in an R3 General 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 3-story brick residential building; that the appellant is seeking to legalize a garden level dwelling unit in a 15 dwelling unit building for a total of 16 dwelling units; that evidence presented indicates that the subject building was occupied by 16 dwelling units prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 16 dwelling units provided the building is brought into compliance with applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 16 dwelling units in an exiting 3-story brick residential building, on premises at 3300 W. Wilson Avenue / 4606-10 N. Spaulding Avenue; upon condition that the building shall be brought to compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Normal Street Properties, Ltd.

CAL NO.: 293-01-S

APPEARANCE FOR:

MAP NO.: 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 6801-05 S. Parnell 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 accessory parking lot, in an R4 General Residence District, on premises at 6801-05 S. Parnell Avenue, to serve 3 multi-unit buildings located at 6800 S. Normal Avenue, 6750-54 S. Normal Avenue and 6806-08 S. Normal Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 15, 2002.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Pasquale Esposito **CAL NO.:** 296-01-Z
APPEARANCE FOR: James J. Banks, Pasquale and Joanne Esposito **MAP NO.:** 12-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 5117 S. Normandy 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 construction of a 2-story addition to an existing 1-story, with basement, single family residence whose front rear will be 10.5' instead of 20', whose north side yard will be 1' 2" instead of 3', whose south side yard will be 5' to the side wall and 3.6' to the bay window instead of 3', whose total side yards will be 4' 8" instead of 7.5', and an increase of the floor area to .71 instead of .65 or 2,238 sq. ft. instead of 2,033 sq. ft. in order to allow the construction of a 19' 2" x 14' 8" 2nd story area addition and a 19' 2" x 62' 5" 2nd story addition.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 2001; and

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

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

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

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

APPLICANT: Indiana Ave. Pentecostal Church **CAL NO.:** 297-01-S
APPEARANCE FOR: Lee Thomas **MAP NO.:** 8-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 3536 S. Indiana 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 the parking of 58 private passenger automobiles, in a C1-3 Restricted Commercial District, to satisfy the parking requirement for a 786 seat church located at 3805-24 S. Indiana Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 1, 2001; and

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

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

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

That lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicle 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;

(Additional conditions follow on page 55a.)

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

MINUTES OF MEETING

October 19, 2001

Cal. No. 297-01-S

That 4 feet high decorative wrought iron type metal fencing shall be provided on the west, south and east lot lines, excepting the driveways; that solid wood fencing shall be provided on the north lot line to screen the facility from abutting residential property;

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

That ingress and egress shall be from driveways located on E. 36th Street and S. Indiana Avenue; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances;

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

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

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

APPLICANT: Mark Fisher **CAL NO.:** 317-01-Z
APPEARANCE FOR: Thomas S. Moore, Mark Fisher **MAP NO.:** 1-H
APPEARANCES AGAINST: Ken Wright, Daniel Raskowski **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1617 W. Grand Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, the erection of a 6-story retail and 25 dwelling unit building whose rear yard will be 15' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-5 Restricted Service District; that the subject site is a 70.6' x 100' unimproved lot; that the applicant proposes to erect a 6-story retail and 25 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variation requested is necessary to build market standard residential units as designed; that the plight of the owner is due to the shallow depth of the subject lot; that the variations, if granted, will be compatible with existing improvements in the neighborhood and 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: Gregory A. Gagliano **CAL NO.:** 320-01-A
APPEARANCE FOR: James J. Banks, Gregory A. Gagliano **MAP NO.:** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 October 19, 2001
PREMISES AFFECTED: 5951 W. Giddings Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Gregory A. Gagliano, owner, on May 22, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 dwelling units on a zoning lot which contains insufficient area, in an R3 General Residence District, on premises at 5951 W. Giddings Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 2001, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1 ½ story frame residential building; that the appellant seeks to legalize 2 dwelling units on a zoning lot of 4011.8 square feet; that the testimony presented indicates that on November 25, 1997 the appellant was issued a Certificate of Zoning Compliance for 2 dwelling units at the subject site; 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 2 dwelling units on a zoning lot which contains insufficient lot area, on premises at 5951 W. Giddings Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance and that all 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: Jean-Marc Cadrot **CAL NO.:** 324-01-A
APPEARANCE FOR: Jean-Marc Cadrot **MAP NO.:** 9-H
APPEARANCES AGAINST: James J. Banks **MINUTES OF MEETING:**
October 19, 2001
PREMISES AFFECTED: 1951 W. Melrose Street
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

OBJECTOR'S APPEAL DENIED AND THE DECISION OF THE OFFICE OF THE ZONING ADMINISTRATOR IN GRANTING AN EXCEPTION AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
		X

THE RESOLUTION:

WHEREAS, Jean-Marc Cadrot, president of the 1949 West Melrose Condo Association and on behalf of the owners of the condo units at 1949 West Melrose Street on June 5, 2001, filed an objector's appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception to the property owner of 1951 West Melrose Street for a reduction of the east side yard from 2.4' to 1.5' for the construction of a 3-story 3 dwelling unit building, in an R4 General Residence District, on premises at 1951 West Melrose Street; and

WHEREAS, on May 16, 2001, the Department of Zoning granted the Exception request of the owner of the property at 1951 W. Melrose Street, File #01-149-ZE, to reduce the front yard to 11' instead of 15' and to reduce the east side yard to 1.5' instead of 2.4' in order to allow the construction of a 19'6" x 63' 3-story 3 dwelling unit building, with basement, a front 14'10" x 2'4" third story open balcony, a 10'6" x 13'4" rear 3-story open deck, and a 1'4" x 6'8" fireplace/chimney on the west elevation; and

WHEREAS, a public hearing was held on the Objector's Appeal by the Zoning Board of Appeals at its regular meeting held on October 19, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 25' x 125' lot improved with a 3-story masonry building currently under construction; that the appellant is objecting to the reduction of the east side yard from 2.4' to 1.5' only in the Exception granted by the Department of Zoning; that the appellant contends that the contractor did not build according to plans and agreements made with the appellant and the 1949 West Melrose Condo Association; that the reduction in the east side yard will impair light and air to their building resulting in a detrimental effect on the value of the property and will further impair their ability to maintain the building; that no evidence was presented to indicate that the subject 3-story 3 dwelling unit building negatively affects the property at 1949 W. Melrose Street; that the Board finds that the appellant failed to prove that the Zoning Administrator abused his discretion in the granting of said Exception herein; it is therefore

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

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

APPLICANT: Patrick Miller

CAL NO.: 287-01-Z

APPEARANCE FOR:

MAP NO.: 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 2001

PREMISES AFFECTED: 3249 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District (S.D. #6), the erection of a 3-story with basement, 3 dwelling unit building whose minimum lot size will be 1,041.6 sq. ft. per dwelling unit instead of 1,100 sq. ft. per dwelling unit, or 94.7% of the requirement.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 16, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

MINUTES OF MEETING

October 21, 2001

Cal. No. 143-01-S

John W. Mauck, for Abundant Loved Baptist Church, applicant, presented a written request for a reconsideration hearing of Cal. No. 143-01-S for the establishment of a 60-seat church in an existing 1-story building, in a B2-1 Restricted Retail District, on premises at 8156 S. Western Avenue, denied by the Zoning Board of Appeals on April 20, 2001.

Mr. Mauck stated that the request for a rehearing is based on the March 22, 2001, decision of the Illinois Supreme Court in *Chicago Heights v. Living Word Outreach*, a copy of which was enclosed with his request. Mr. Mauck stated that the attorney representing the applicant was apparently unaware of this recent decision and did not bring it to the Board's attention. Mr. Mauck believes that the Board may have decided the application differently in light of the decision reached in the *Living Word* case.

Chairman Spingola moved that the request for a rehearing of Cal. No. 143-01-S be denied stating that the Zoning Board of Appeals has no jurisdiction or authority to grant the request and that Article VI of the Board's Rules and Regulations adopted by the Board of July 21, 1995, states that "all decisions and findings of the Board, on appeal or upon application for a variation or special use after a hearing, shall, in all instances, be final administrative determinations and shall be subject to review by court as by law may be provided." The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 2001

Cal. No. 213-00-Z

Rev. Dr. E. Raymond Chin, Pastor, Emerald Avenue Church of God, applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the erection of a 2-story addition to an existing 1-story brick building to be occupied by a proposed church with up to 750 seats, with off-street parking for 67 private passenger automobiles, which addition will have a front yard of 4' 2 11/16", a rear yard of 15.5' instead of 30', and no provision for one required 10' x 25' loading berth, on premises at 10505 S. Halsted Street, approved by the Zoning Board of Appeals on July 21, 2000, in Cal. No. 213-00-Z.

Rev. Chin stated that the church is requesting an extension so that the application process can be completed for the beginning of construction this fall.

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

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

MINUTES OF MEETING

October 21, 2001

Cal. No. 343-00-S

Mark E. Nettleton, for Dearborn East Partners LP, applicant, presented a written request for an extension of time in which to obtain the necessary final building permit for the establishment of a public parking facility for 355 private passenger automobiles in a proposed 696 space 10-story garage structure attached to and part of a proposed 59-story building containing 341 dwelling units and ground floor retail uses, in a B7-6 General Central Business District, on premises at 601 N. Dearborn Street, approved by the Zoning Board of Appeals on October 20, 2000, in Cal. No. 343-00-S.

Mr. Nettleton stated that the parking structure housing the 355 parking spaces is to be an integral component of the 59-story mixed use Millennium Centre development containing residential, retail and parking uses. Since the granting of the special use by the Board, the applicant has diligently pursued construction of the project and anticipates that the final building permit will be issued soon. Because the validity period of the special use granted by the Board is set to expire on October 20, 2001, the applicant is requesting an extension of time as a contingency in the event that the building permit is not issued by that date.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary final building permit be extended to October 20, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 2001

Cal. No. 374-00-Z

Leonida Blair, owner, presented a request for an extension of time in which to obtain the necessary building permit and complete the erection of a 1-story 67' x 65.5' 100 seat auditorium for use as a public place of amusement facility and which is proposed to be located within 125' of an R3 General Residence District, on premises at 10636-40 S. Torrence Avenue, approved by the Zoning Board of Appeals on November 17, 2000, in Cal. No. 374-00-Z.

Ms. Blair stated that she has not yet secured the loan for the completion of the project and that due to financial hardship an extension of time is necessary to give her enough time to finish what has already been started.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit for the aforesaid auditorium use be extended to November 17, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 2001

Cal. Nos. 147-99-S and 148-99-S

Hon. Michael A. Wojcik, Alderman, 30th Ward, for Victory Worship Center, applicant, presented a written request for an extension of time in which to complete the establishment of a 325 seat church in an existing 2-story brick building, in a B5-2 General Service District, on premises at 2910 N. Central Avenue; and for the establishment of an off-site parking lot for the parking of 28 private passenger automobiles, in a B5-1 General Service District, on premises at 2901-05 N. Central Avenue, approved by the Board on May 21, 1999, in Cal. Nos. 147-99-S and 148-99-S, respectively.

Mr. Wojcik stated that the applicant is trying to raise funds to complete their parking lot and landscaping issues.

Chairman Spingola moved that the request for an extension of time be denied, stating that under Section 11.10-5 of the zoning ordinance the Board has no authority to grant the request. Section 11.10-5 states that "no order of the Zoning Board of Appeals granting a variation in the nature of a special use shall be valid for a period longer than 12 months from the date of such order unless a building permit is obtained or the use is commenced within such period....." The validity period of the aforesaid special use applications expired May, 2000. The applicant is hereby directed to file new special use applications for the subject church and off-site parking lot. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 2001

Cal. No. 336-99-S

Rev. Frank C. Garth, Pastor, for Greater New Bethel M.B. Church, applicant, presented a written request for an extension of time in which to complete the improvement of the parking area in conjunction with a 100 seat church in a 1-story building, on premises at 2437 E. 87th Street, approved by the Board on October 15, 1999, in Cal. No. 336-99-S, and for which an extension of time was granted on October 20, 2000 to October 15, 2001.

Rev. Garth stated that an additional extension of time is now requested in order to complete the paving of the parking lot in compliance with the City's landscape ordinance.

Chairman Spingola moved that the request for an additional extension of time be denied, stating that the applicant has received the maximum time allowed and that the Board has no authority to grant an additional extension. The applicant is hereby directed to file a new special use application. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 2001

Cal. No. 380-99-S

Curtis R. Robinson, D.D.S., applicant, presented a written request for an additional extension of time in which to complete the establishment of an off-site parking lot for up to 13 private passenger automobiles, on premises at 347-57 E. 69th Street, to serve an existing dentist office located at 6856-58 S. King Drive, approved by the Board on November 19, 1999, in Cal. No. 380-99-S, and for which an extension of time was granted on October 20, 2000 to November 19, 2001.

Dr. Robinson stated that the parking lot is essential for the continued growth of his dental practice and that some of the construction funds for the improvement of the site were to have come from family members. Due to the uncertain economic situation and the jeopardy of some family members' jobs as a result of the September 11, 2001 tragedy, these funds are now not available. Dr. Robinson is now asking for an additional extension of time in which to obtain the necessary funds to complete the improvement of the parking lot.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary funds to complete the aforesaid parking lot be extended to November 19, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
October 19, 2001

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, November 16, 2001.

Secretary