

**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, July 20, 2001

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

Brian L. Crowe
LeRoy K. Martin
Demetri Konstantelos
Gigi McCabe-Miele

MINUTES OF MEETING

July 20, 2001

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on June 15, 2001 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Jesus Christ Holy M.B. Church **CAL NO.:** 246-01-Z

APPEARANCE FOR: Rev. Archie Mattlock **MAP NO.:** 2-K

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

PREMISES AFFECTED: 4104 W. Grenshaw Street **July 20, 2001**

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 1-story addition to an existing church with 307 seats whose front yard will be 6' instead of 15' and rear yard will be 3' instead of 30' in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 21, 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: Jesus Christ Holy M.B. Church

CAL NO.: 247-01-S

APPEARANCE FOR: Rev. Archie Mattlock

MAP NO.: 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2001

PREMISES AFFECTED: 4057 W. Fillmore Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot in an M1-2 Restricted Manufacturing District as required parking for the expansion to an existing church at 4104 W. Grenshaw.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 21, 2001.

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

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

APPLICANT: Peter Huey **CAL NO.:** 248-01-Z
APPEARANCE FOR: Allen Meyer, Peter Huey **MAP NO.:** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001
PREMISES AFFECTED: 241 W. Alexander Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence, the erection of a 2nd floor addition to an existing 1-story single family residence whose rear yard will be 15' instead of 30', to reduce the east side yard to zero instead of 2.5' and to reduce the front yard to 3' instead of 8'.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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: Martin Prendergast CAL NO.: 249-01-Z

APPEARANCE FOR: James J. Banks MAP NO.: 3-H

APPEARANCES AGAINST: MINUTES OF MEETING:

PREMISES AFFECTED: 956 & 958 N. Wolcott Avenue July 20, 2001

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 new 3 unit building at 958 N. Wolcott Avenue, to reduce the north side yard at 956 N. Wolcott to zero from the required 10% of the depth of the lot. If the yard at 956 N. Wolcott Avenue is reduced the applicant will divide the north 25 feet into a separate zoning lot at 958 N. Wolcott Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 21, 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: Brenden Heneghan & Pascal Kerin **CAL NO.:** 250-01-Z
APPEARANCE FOR: James J. Banks, Brenden Heneghan **MAP NO.:** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 2749 W. Francis Place

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 new 4-story masonry apartment building, on a reverse corner lot, whose front yard will be 9' instead of 12', a north side yard of 2.25' instead of 8.56' and a rear yard side yard of 2.25' instead of 2/3 the front yard which is 8.56'.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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: Kevin O'Grady **CAL NO.:** 251-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., Kevin O'Grady **MAP NO.:** 13-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001
PREMISES AFFECTED: 5444 W. Foster Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot and to establish two separate zoning lots, the lot at 5444 W. Foster will have a zero east side yard instead of 3'.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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: Church of God Prayer Tower **CAL NO.:** 252-01-S
APPEARANCE FOR: Lewis W. Powell, III, Rev. C. Kevin Ford **MAP NO.:** 16-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 6931-43 S. Stony Island Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a new 2-story church with 408 seats with 34 parking spaces in a C1-2 Restricted Commercial 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 |
|----------------------|-------------|----------|--------|
| 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 August 24, 1979, the Zoning Board of Appeals approved the establishment of the applicant church in a one-story brick building at the subject site; that the testimony presented in Cal. No. 187-79-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

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

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

MINUTES OF MEETING

July 20, 2001

Cal. No. 252-02-S

That 5 feet high decorative metal fencing shall be provided on the east property line and on the west property line, excepting the driveway;

That striping shall be provided; that concrete wheel stops shall be provided on the north and south property lines; that lighting shall be provided;

That ingress and egress shall be from S. Stony Island Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the S. Stony Island driveway shall be constructed in accordance with applicable ordinances;

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

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

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

APPLICANT: Church of God Prayer Tower **CAL NO.:** 253-01-Z
PEARANCE FOR: Lewis W. Powell, III, Rev. C. Kevin Ford **MAP NO.:** 16-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 6931-43 S. Stony Island Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a new 2-story 408 seat church with a north transitional side yard of 5' x 15' instead of the required 20' x 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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 252-01-S, the establishment of a new 2-story 408 seat church with 34 on-site parking spaces, 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: Staff One, Inc. **CAL NO.:** 254-01-S
APPEARANCE FOR: James J. Banks, Richard Seeman **MAP NO.:** 7-J
APPEARANCES AGAINST: Teresa and George Frayn **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 3031 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 day laborer employment agency in a B5-1 General Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 B5-1 General Service District; that the subject site is improved with 1-story strip shopping mall building; that the applicant proposes to establish a day laborer employment agency in a store in the shopping mall building which will supply workers to business and manufacturing uses in the area; that clients are screened and interviewed by the applicant; that 75 to 100 individuals per day will visit the proposed employment service; that the peak hours of operation will be from 5:30 A.M. to 7:30 P.M.; that 60% to 70% of the service's clients are women; that the proposed use is necessary for the public convenience at this location in that there is a demand for unskilled temporary workers by area businesses; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that the majority of individuals applying for work will use public transportation, car pool or walk to the subject premises; that public transportation and car pools will take clients to their work assignments; that once an individual is hired by an employer, the individual will go directly to the place of employment each day during the period of employment and not to the employment agency; and that the operation of the proposed use, located in a strip shopping mall with adequate off-street parking, will not conflict with the hours of operation of other business uses in the strip mall and will not cause substantial injury to the value of other property in the neighborhood is therefore

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

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

That the applicant shall provide two interior washrooms at the subject premises for its clients..

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

APPLICANT: 3434 North Ashland, L.L.C. **CAL NO.:** 255-01-S
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3426-3428 N. 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 an 8 unit residential building with residential units below the 2nd floor in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICAITON APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 4-story 8 dwelling unit building shall be constructed in substantial compliance with the site plan and elevation drawings prepared by De Stefano & Partners, dated March 5, 2001.

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

APPLICANT: 3434 North Ashland, L.L.C. **CAL NO.:** 256-01-Z
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3426-3428 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 8 unit residential masonry building with residential units below the 2nd floor and whose front yard shall be 10' instead of 13' and side yards of 2' instead of 6.4' to allow for bay windows.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals, in Cal. No. 255-01-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: 3434 North Ashland, L.L.C. **CAL NO.:** 257-01-S
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3430-3432 N. 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 an 8 unit residential building with residential units below the 2nd floor in a B4-3 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 4-story 8 dwelling unit building shall be built in substantial compliance with the site plan and elevation drawings prepared by De Stefano & Partners, dated March 5, 2001.

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

APPLICANT: 3434 North Ashland, L.L.C. **CAL NO.:** 258-01-Z
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3430-3432 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 8 unit masonry building with residential units below the 2nd floor and whose front yard shall be 10' instead of 13' and side yards of 2' instead of 6.4' to allow for bay windows.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 257-01-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: 3434 North Ashland, L.L.C. **CAL NO.:** 259-01-S
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3436-3438 N. 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 an 8 unit residential building with residential units below the 2nd floor in a B4-3 Restricted Service 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 |
|----------------------|-------------|----------|--------|
| 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 4-story 8 dwelling unit building shall be built in substantial compliance with the site plan and elevation drawings prepared by De Stefano & Partners, dated March 5, 2001.

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

APPLICANT: 3434 North Ashland, L.L.C. **CAL NO.:** 260-01-Z
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3436-3438 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 8 unit residential masonry building with residential units below the 2nd floor and whose front yard shall be 10' instead 13' and side yards of 2' instead of 6.4' to allow for bay windows.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 259-012-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: 3434 North Ashland, L.L.C. **CAL NO.:** 261-01-S
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3442-3444 N. 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 an 8 unit residential building with residential units below the 2nd floor 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 4-story 8 dwelling unit building shall be built in substantial compliance with the site plan and elevation drawings prepared by De Stefano & Partners, dated March 5, 2001.

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

APPLICANT: 3434 North Ashland, L.L.C. **CAL NO.:** 262-01-Z
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3442-3444 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 8 unit residential masonry building with residential units below the 2nd floor and whose front yard shall be 10' instead of 13' and side yards of 2' instead of 6.4' to allow for bay windows.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No 261-01-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: 3434 North Ashland, L.L.C. **CAL NO.:** 264-01-Z
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 3448-3450 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 8 unit residential masonry building with residential units below the 2nd floor and whose front yard shall be 10' instead of 13' and side yards of 2' instead of 6.4' to allow for bay windows.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 263-01-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: 3434 North Ashland, L.L.C. **CAL NO.:** 265-01-S
APPEARANCE FOR: Gary I. Wigoda, Gary De Stefano **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 3454-3456 N. 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 an 8 unit residential building with residential units below the 2nd floor 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 4-story 8 dwelling unit building shall be constructed in substantial compliance with the site plan and elevation drawings prepared by De Stefano & Partners, dated march 5, 2001.

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

APPLICANT: 3434 North Ashland, L.L.C. **CAL NO.:** 266-01-Z

APPEARANCE FOR: Gary I. Wigoda, Gary de Stefano **MAP NO.:** 9-G

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

July 20, 2001

PREMISES AFFECTED: 3454-3456 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use for the establishment of an 8 unit residential building with residential units below the 2nd floor; and an application for a variation to permit the erection of a 4-story 8 unit residential masonry building with residential units below the 2nd floor and whose front yard shall be 10' instead of 13' and side yards of 2' instead of 6.4' to allow for bay windows.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 266-01-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: Nextel Communications **CAL NO.:** 267-01-S

APPEARANCE FOR: John A. Fritchey, Drew Terry **MAP NO.:** 10-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001

PREMISES AFFECTED: 4200 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a wireless communication facility located on a 2-story masonry building in a B3-3 General Retail 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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: Nextel Communications **CAL NO.:** 268-01-Z

APPEARANCE FOR: John A. Fritchey, Drew Terry **MAP NO.:** 8-E

APPEARANCES AGAINST: Keith Jordan **MINUTES OF MEETING:**
July 20, 2001

PREMISES AFFECTED: 3631 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of an 120'* wireless communication tower and adjacent equipment facility within 320 feet of an existing cell tower on the same lot located with a rear yard of 28' instead of 30'.

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 July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 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 B4-3 Restricted Service District; that the subject site is a 4,200 sq. ft. lot improved with an existing cellular communications tower but otherwise unimproved; that the applicant proposes to erect a 120' wireless communications tower and adjacent equipment facility within 320' of the existing communications tower; 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 proposed wireless communications tower is necessary to serve the growing public demand for cellular service; that the plight of the owner is due to unique circumstances in that the existing communications tower cannot accommodate the applicant's proposed equipment due to the nature of the engineering requirements; that with fencing and landscaping the proposed use will not alter the essential character of the locality; it is therefore

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

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

That the proposed wireless communications tower shall be erected and subject site improved consistent with the site plan prepared by Nextel Communications, Inc./Cell-Tech Development, Inc., dated March 30, 2001.

Amended at the public hearing.

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

APPLICANT: Nextel Communications **CAL NO.:** 269-01-S
APPEARANCE FOR: John A. Fritchey, Drew Terry **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001
PREMISES AFFECTED: 1224 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a wireless communication facility located on a 2-story commercial building in a B3-3 General Retail 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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: Nextel Communications CAL NO.: 270-01-S
APPEARANCE FOR: John A. Fritchey, Drew Terry MAP NO.: 10-1
APPEARANCES AGAINST: None MINUTES OF MEETING:
PREMISES AFFECTED: 5454 S. Kedzie Avenue July 20, 2001
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 wireless communication facility upon a 3-story commercial building in a B2-1 General Retail 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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: Walgreens Co.* **CAL NO.:** 271-01-S
APPEARANCE FOR: John J. George, Allison Davis **MAP NO.:** 20-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 8616-8656 S. Ashland Avenue/1602-1614 W. 87th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a new Walgreens Pharmacy facility in a B4-1 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 state plan and elevation drawings prepared by Arcline Associations, Ltd., dated May 8, 2001 and that the final landscape plan shall be approved by the Department of Planning & Development.

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

APPLICANT: The Claridge at Cicero Ltd.* **CAL NO.:** 272-01-S
APPEARANCE FOR: Jack Guthman, Pat Finn **MAP NO.:** 10-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001
PREMISES AFFECTED: 4401 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot to provide additional parking for an existing nursing care facility at 4439 S. Cicero Avenue in a B4-1 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 | R | e | c u s e d |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 and surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

Amended
 Additional conditions follow on page 29a.)

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

MINUTES OF MEETING

July 20, 2000

Cal. No. 272-01-S

That 4' high decorative wrought iron type metal fencing shall be provided on the east and west lot lines and on the north lot line excepting the driveway;

That striping and lighting shall be provided;

That ingress and egress shall be from W. 44th Street; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the W. 44th Street driveway shall be constructed in accordance with applicable ordinances; that an iron security gate shall be provided at the W. 44th Street driveway;

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

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

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

APPLICANT: Carlos M. Claudio & Jessica T. Tienda **CAL NO.:** 273-01-S
APPEARANCE FOR: John A. Fritchey, Jessica T. Tienda **MAP NO.:** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 3016 W. North Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3-story brick building, with basement, with a residential unit below the 2nd floor, converting a 14 unit rooming house into 2 dwelling units in a B4-3 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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: Penson Temple C.O.G.I.C. **CAL NO.:** 274-01-S
APPEARANCE FOR: Steven Friedland, Rev. Arne Pullen **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 8600 S. Summit 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 1-story brick church with 350 seats 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 September 18, 1998, the Board approved the establishment of the applicant 350-seat church in a proposed 1-story brick building at the subject site; that the testimony presented in Cal. No. 355-98-S is hereby made part of the record in this case; that the validity period of the resolution granted in Cal. No. 355-98-S expired before the applicant was able to proceed with the project; 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 accessory parking for 30 private passenger automobiles shall be located at 8614 S. Summit Street as provided for in Cal. No. 275-01-S.

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

APPLICANT: Penson Temple C.O.G.I.C. **CAL NO.:** 275-01-S
APPEARANCE FOR: Steven Friedland, Rev. Arne Pullen **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 8614 S. Summit 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 30 automobiles to fulfill the parking requirements for a proposed church at 8600 S. Summit Avenue in a B4-1 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 September 18, 1998, the Zoning Board of Appeals approved the establishment of an off-site accessory parking lot for 30 private passenger automobiles at the subject site to fulfill the parking requirements for a proposed church at 8606 S. Summit Street; that the testimony presented in Cal. No. 336-98-S is hereby made part of the record in this case; that the validity period of the resolution granted in Cal. No. 336-98-S expired before the applicant was able to proceed with the project; that on July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 274-01-S, the establishment of a proposed 1-story brick 350-seat church at 8600 S. Summit Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

Additional conditions follow on page 32a.)

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

MINUTES OF MEETING

July 20, 2001

Cal. No. 275-01-S

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

That the lot shall be enclosed, excepting the driveway, with 5 feet high decorative wrought iron type metal fencing;

That striping and lighting shall be provided;

That ingress and egress shall be via S. Summit Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway on S. Summit Street 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 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: KFC National Management **CAL NO.:** 276-01-S
APPEARANCE FOR: Elvin E. Charity **MAP NO.:** 24-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 June 20, 2001
PREMISES AFFECTED: 107 W. 95th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a new Kentucky Fried Chicken fast food restaurant in a proposed 1-story building in a B4-1 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 shall be constructed consistent with the layout and design represented on the site plan dated June 22, 2001 and elevation drawings dated February 12, 2001 as prepared by PFDA, Incorporated and that the final landscape plan be approved by the Department of Planning and Development.

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

APPLICANT: Burger King Corporation **CAL NO.:** 277-01-S
APPEARANCE FOR: Elvin E. Charity **MAP NO.:** 18-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001
PREMISES AFFECTED: 418 E. 79th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a new Burger King fast food restaurant in a proposed 1-story building 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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 and elevation drawings prepared by Sarfatty Associates Ltd., dated July 10, 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: Systems Parking Inc. **CAL NO.:** 278-01-S

APPEARANCE FOR: Jack Guthman, John Phillips **MAP NO.:** 1-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001

PREMISES AFFECTED: 714-20 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 public fee parking lot for 23 automobiles in a B7-5 General Central Business 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 | R | e | c u s e d |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 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 June 24, 1977, the Zoning Board of Appeals approved, in Cal. No. 133-77-S, the establishment of a public parking lot for the parking of private passenger automobiles at the subject site; 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 existing asphaltic concrete paving shall be continuously maintained.

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

MINUTES OF MEETING

July 20, 2000

Cal. No. 278-01-S

That landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Hartshorne & Plunkard, Architecture, dated May 18, 2001;

That ingress and egress shall be via an existing driveway on N. Clark Street; that there shall be no ingress nor egress via the public alley abutting the site to the west;

That striping and lighting shall be provided;

That the hours of operation shall be limited to the hours between 6:00 A.M. and 12:00 Midnight, daily; that the parking lot shall be securely locked at all times when not in use; that an attendant shall be on duty at the site during all hours of operation;

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: Recycling Systems, Inc.

CAL NO.: 279-01-S

APPEARANCE FOR:

MAP NO.: 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2001

PREMISES AFFECTED: 2097-3015 W. 31st 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 reprocessible/construction demolition material transfer facility in a M3-4 Heavy Manufacturing District.

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: Mid City Financial Corporation

CAL NO.: 280-01-S

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED: 1617-19 W. 18th Street

July 20, 2001

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--

CASE CONTINUED TO
OCTOBER 19, 2001.

THE VOTE

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

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

APPLICANT: Teresa Fernandez & Marcos Munoz CAL NO.: 281-01-A

APPEARANCE FOR: None MAP NO.: 24-A

APPEARANCES AGAINST: MINUTES OF MEETING:
July 20, 2001

PREMISES AFFECTED: 9904 S. Ewing Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Mama Africa Hair Braiding **CAL NO.:** 282-01-A
APPEARANCE FOR: Ibou Soumare **MAP NO.:** 16-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 20, 2001
PREMISES AFFECTED: 2410 W. 71st 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, Mama Africa Hair Braiding, for C.N. Russo & Co., Inc., owner, on April 13, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in an existing 2-story building, in an B2-2 Restricted Service District, on premises at 2410 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 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 July 20, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Service District; that the subject site is improved with a 2-story brick multi-store and apartment building; that the appellant proposes to establish a beauty salon specializing in African hair braiding only at the subject site; that the subject premises has been previously occupied by business uses, the last use having been a shoe maker/repair business which recently ceased operation; that the change of use from a shoemaker/repair business to a hair braiding beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon specializing in African hair braiding only, in an existing 2-story building, on premises at 2410 W. 71st Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 5 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John A. Brown CAL NO.: 283-01-A
APPEARANCE FOR: MAP NO.: 3-F
APPEARANCES AGAINST: MINUTES OF MEETING:
PREMISES AFFECTED: 15 W. Burton Place July 20, 2001
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.
ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| 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: Natividad Martinez **CAL NO.:** 284-01-A

APPEARANCE FOR: Joanna Martinez, Natividad Martinez **MAP NO.:** 12-1

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001

PREMISES AFFECTED: 5159 S. Rockwell Street

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

ACTION OF BOARD--

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, Natividad Martinez, owner, on May 9, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a flower shop in a 2-story store and apartment building, in R3 General Residence District on premises at 5159 S. Rockwell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story non-conforming store and apartment building; that the appellant seeks to establish a flower shop in the non-conforming store premises; that the subject store was previously occupied by business uses; that testimony presented indicates that the store space has been unoccupied for at least 1 ½ years; that Section 6.4-5 of the zoning ordinance states that "a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located"; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Les Stanczak **CAL NO.:** 285-01-A

APPEARANCE FOR: John J. Pikarski, Jr., Les Stanczak **MAP NO.:** 16-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001

PREMISES AFFECTED: 6413-6415 S. Kimbark Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, Les Sanczak, owner, on April 19, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to establish a 12 dwelling unit building without required parking, in an R5 General Residence District, on premises at 6413-15 S. Kimbark Avenue.

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 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 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 3-story brick residential building; that the appellant is seeking to legalize 12 dwelling units without required parking at the subject site; that testimony presented indicates that City records show that 28 dwelling units existed in the subject building in June, 2000, and that in March of 2001, an inspection of the building indicated 6 dwelling units; that evidence was presented indicating the subject building contained from 17 to 20 dwelling units in past years; that no evidence was presented to indicate that 12 dwelling units without required parking were ever legally established by permit before the adoption of the 1957 comprehensive amendment to the zoning ordinance; it is therefore

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

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

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

APPEARANCE FOR: John J. Pikarski, Jr. MAP NO.: 11-J

APPEARANCES AGAINST: MINUTES OF MEETING:
July 20, 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

CASE CONTINUED TO
SEPTEMBER 21, 2001

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

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

APPLICANT: BMG Stony Island, L.L.C. **CAL NO.:** 97-01-S
PEARANCE FOR: Langdon D. Neal **MAP NO.:** 18-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 July 20, 2001
PREMISES AFFECTED: 7101-09 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a "Starbucks" coffee shop in a proposed 3,000 sq. ft. retail store building, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 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 April 18, 2001 and elevation drawings, dated January 17, 2001 as prepared by Arcline Associates, Ltd.; 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: Centrum Properties CAL NO.: 98-01-S
 APPEARANCE FOR: Langdon D. Neal MAP NO.: 18-C
 APPEARANCES AGAINST: None MINUTES OF MEETING:
 July 20, 2001
 PREMISES AFFECTED: 7111-15 S. Stony Island Avenue
 NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility with 4 drive through lanes in a proposed 5,000 sq. ft. 1-story bank building, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 2001; and

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

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

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

That the proposed drive-through banking facility shall be constructed consistent with the layout and design represented on the site plan prepared by Arcline Associates, Ltd., dated April 18, 2001 and elevation drawings prepared by Robert G. Lyon & Associates, dated June 1, 2001; that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Keystone Baptist Church **CAL NO.:** 100-01-S

APPEARANCE FOR: David Bea, Rev. Evan Hines **MAP NO.:** 1-K

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

PREMISES AFFECTED: 4015-25 W. Maypole Avenue May 18, 2001 and

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church community center in a proposed 1 & 2-story building in an R4 General Residence District. July 20, 2001

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 meetings held on May 18, 2001 and on July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 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 an off-site parking lot for 24 private passenger automobiles, provided for in Cal. No. 102-01-S, shall be located at 4041 W. Maypole Avenue, to fulfill the parking the off-street parking requirement for the proposed church community center at the subject site.

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

APPLICANT: Keystone Baptist Church **CAL NO.:** 101-01-Z
APPEARANCE FOR: David Bea, Rev. Evan Hines **MAP NO.:** 1-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
May 18, 2001 and
July 15, 2001
PREMISES AFFECTED: 4015-25 W. Maypole Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1 & 2-story church community center whose front yard will be 11' instead of 15' and whose rear yard will be 3' instead of 30'.

ACTION OF BOARD--

THE VOTE

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 meetings held on May 15, 2001 and July 20, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 100-01-S, the establishment of a church community center in a proposed 1 and 2-story 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: Keystone Baptist Church **CAL NO.:** 102-01-S

APPEARANCE FOR: David Bea, Rev. Evans Hines **MAP NO.:** 1-K

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

PREMISES AFFECTED: 4041 W. Maypole Avenue May 15, 2001 and
July 20, 2001

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

ACTION OF BOARD--

THE VOTE

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 meetings held on May 15, 2001 and July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 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 July 20, 2001, the Zoning Board of Appeals approved, in Cal. No. 100-01-S the establishment of a church community center in a proposed 1 and 2-story building to be located at 4015-25 W. Maypole Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the proposed parking 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 surfaced with asphaltic concrete or some comparable all-weather dustless material 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 48a..)

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

MINUTES OF MEETING

May 15, 2001 and July 20, 2001

Cal. No. 102-01-S

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

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

That all applicable provisions of the Chicago Landscape Ordinance shall be complied with and that at the final landscape plan shall be approved by the Department of Planning and Development;

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

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

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

APPLICANT: Monica O. Casarez

CAL NO.: 133-01-S

APPEARANCE FOR: Monica O. Casarez

MAP NO.: 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING:

July 20, 2001

PREMISES AFFECTED: 4942-50 W. Fullerton

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public place of amusement in an existing 1-story brick building, in a C1-1 Restricted Commercial 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: Monica O. Casarez

CAL NO.: 134-01-Z

APPEARANCE FOR: Monica O. Casarez

MAP NO.: 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2001

PREMISES AFFECTED: 4942-50 W. Fullerton

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Restricted Commercial District, the establishment of a public place of amusement facility for a catering and meeting hall within 125' of an R3 General Residence District.

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 |
|----------------------|-------------|----------|--------|
| 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: 302 N. Sangamon, Inc. CAL NO.: 145-01-S

APPEARANCE FOR: None MAP NO.: 1-G

APPEARANCES AGAINST: MINUTES OF MEETING:
July 20, 2001

PREMISES AFFECTED: 302 N. Sangamon Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an entertainment cabaret (non-alcoholic juice-bar) with live entertainment in an existing 2-story brick building, in a C3-1 Commercial Manufacturing District.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION

THE VOTE

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

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

APPLICANT: Promoco Motors, Inc.

CAL NO.: 154-01-A

APPEARANCE FOR: None

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 20, 2001

PREMISES AFFECTED: 2101 W. Grand Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Keith Allen Underwood **CAL NO.:** 197-01-S

APPEARANCE FOR: Thomas S. Moore, Keith Allan Underwood **MAP NO.:** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 20, 2001

PREMISES AFFECTED: 1155 W. Taylor Street

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

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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 July 20, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 30, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 3-story brick store and apartment building; that the applicant proposes to establish a tattoo and body piercing facility at the subject site; that no evidence was presented to indicate that there is a demonstrated public need for a tattoo and body piercing establishment in the area; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected by the establishment and operation of a tattoo and body piercing business in this neighborhood which has many educational institutions; that the proposed use is not compatible with other business uses in the area; and that no evidence was presented to indicate that the establishment of a tattoo and body piercing business at this location would not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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

APPLICANT: The Three Arts Club of Chicago CAL NO.: 357-00-A

APPEARANCE FOR: Thomas Murphy MAP NO.: 3-F

APPEARANCES AGAINST: James J. Banks et al. MINUTES OF MEETING: October 20, 2000, December 15, 2000 and July 20, 2001

PREMISES AFFECTED: 1300 N. Dearborn Parkway

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON MOTION OF APPELLANT.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name above, with 'X' in the AFFIRMATIVE column for all.

THE RESOLUTION:

WHEREAS, The Three Arts Club of Chicago, owner, on August 3, 2000 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a private club with 92 lodging units in an existing 4-story brick building, in an R5 General Residence District, on premises at 1300 N. Dearborn Parkway; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on October 20, 2000, December 15, 2000 and July 20, 2001; and

WHEREAS, that subsequent to the hearing held on December 15, 2000 the application was held under advisement by the Zoning Board of Appeals; and

WHEREAS, the Zoning Board of Appeals received a letter, dated June 1, 2001, from the appellant's counsel seeking withdrawal of the appeal pending before the Board; it is therefore

RESOLVED, that the appeal be and it hereby is withdrawn by motion of the appellant.

MINUTES OF MEETING

July 20, 2001

Cal. No. 275-99-S

Bishop R L. Redding, for Triumph the Church & Kingdom of God in Christ, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of a 300-seat church with on site parking for 28 private passenger automobiles, on premises at 44 W. 103rd Street, approved by the Zoning Board of Appeals on October 15, 1999, in Cal. No. 275-99-S.

Bishop Redding stated that after months of waiting and management changes, the church has completed the bank loan to construct the church building.

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

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

MINUTES OF MEETING

July 20, 2001

Cal. No. 192-00-s

George E. Koliarakis, for Walgreen Co., applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of a drive-through facility in conjunction with a proposed 1-story 115,772 sq. ft. Walgreens retail store, on premises at 6000-24 W. 63rd Street, approved by the Board in June 16, 2000, in Cal. No. 192-00-S.

Mr. Koliarakis stated that the primary delay in obtaining permits was due to compliance with the environmental clean-up requirement and approval by the City of Chicago Department of Engineering. At this time, civil engineering drawings have been approved by the Department of Engineering and approval of drawings by the Building Department is in progress.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to June 16, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 20, 2001

Cal. No. 234-00-S

Kerry Dickson, for Jackson Park Limited Partnership, applicant, presented a written request for an extension of time in which to obtain necessary permits and complete the establishment of an off-site parking lot for 22 private passenger automobiles, on premises at 7015 S. East End Avenue, to serve the off-street parking needs of two existing 3-story apartment building located at 7010-12 and 7016-18 S. Cregier Avenue, approved by the Zoning Board of Appeals on July 21, 2001, in Cal. No. 234-00-S.

Mr. Dickson stated that the aforesaid parking lot is intended to serve affordable rental dwelling units to seniors, financed in part by the City of Chicago Department of Housing loans and low-income housing tax credits. The subject parking lot is being provided as an amenity to the residents of the buildings. Mr. Dickson further stated that during the process of applying for permits, the zoning examiner identified the need for relief from 50% of the required front yard setback in addition to the special use granted by the Board. The applicant met with the zoning administrator, and having subsequently gathered the information requested, are proceeding with efforts to gain an administrative exception.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to July 21, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 20, 2001

Member Crowe moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, August 17, 2001.

Secretary