

**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 March 17, 2000

The following members were present for all or part of the meeting and constituted a quorum:

LeRoy K. Martin, Jr.
Vice Chairman

Brian L. Crowe
Demetri Konstantelos
Gigi McCabe-Miele

MINUTES OF MEETING

March 17, 2000

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

The motion prevailed by yeas and nays as follows:

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

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: Howard and Jill Katz **CAL. NO.** 56-00-Z
APPEARANCES FOR: Danielle Cassel, Howard and Jill Katz **MAP NO.** 3-F
APPEARANCES AGAINST: Robert J. DiLeonardi **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED-- 1440 N. Dearborn Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2 & 3-story addition to the rear of a 3-story brick residence in a conversion to a single family dwelling with no north and south side yards instead of 2.3' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 25.03' x 149.7' lot improved with a 3-story Victorian-style brick residential building containing two condominium dwelling units, one of which is a duplex unit; that the applicant seeks to convert the existing residential units to a single family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side yard variations requested are necessary in order to enclose the existing rear porch area for additional living space, provide a second stairwell required by fire safety codes, and a deck on the southern side of the building; that the plight of the owner is due to unique circumstances in that without the variations requested it would be necessary to intrude the proposed additions further into the required back yard which would negatively affect an adequate supply of light and air to adjacent properties; that the existing residential building to be renovated as proposed will be consistent with existing improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: John and Barbara Cooney

CAL. NO. 57-00-Z

APPEARANCES FOR: Brian Hurley, John Cooney

MAP NO. 5-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 2238 N. Fremont Street

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-story addition to the rear of an existing 2-story single family dwelling and to attach a 2-story addition with a 3-car garage on the ground level with living space above with no rear yard instead of 30' and side yards of 2.5' instead of 3' each and which additions will result in a 15% (1001 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 Comprehensive Amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

APPLICANT: The Buddhist Temple of Chicago

CAL. NO. 58-00-Z

APPEARANCES FOR: Nancy Harbottle

MAP NO. 11-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 1151 W. Leland Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story addition to the existing 1-story Buddhist Temple building, whose front yard will be 3 instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

APPLICANT: Neil Ornoff **CAL. NO.** 59-00-Z
APPEARANCES FOR: John A. Fritchey, Neil Ornoff **MAP NO.** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED-- 647 N. Green Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Commercial District, the erection of a 4*-story 24 dwelling unit store and apartment building with parking on the ground level and with no residential rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 172000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

*Amended

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

APPLICANT: Joseph Scumaci

CAL. NO. 60-00-Z

APPEARANCES FOR: Mark J. Kupiec, Joseph Scumaci

MAP NO. 14-N

APPEARANCES AGAINST: Gloria Hedrick

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 6112 S. Neenah Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 30' x 24' frame garage which exceeds by (45 sq. ft.) 6.66% the 675 sq. ft. allowed.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 37.5' x 125' lot improved with a 2-story with basement frame single-family dwelling and the subject frame garage at the rear of the property; that testimony presented indicates that although the applicant was granted building permit No. 804272 for the construction of a 28' x 20' frame garage, he constructed the subject 30' x 24' frame garage which exceeds by 45 square feet the 675 square feet permitted for an accessory garage in an R2 Single Family Residence District; that 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 additional garage space is needed by the applicant for the storage of three automobiles, a boat and swimming pool equipment; that the plight of the owner is due to unique circumstances in that the applicant relied on approvals given by Building Department personnel on a revised building permit obtained; that the subject garage is generally in conformance with existing garages in this block of S. Neenah Avenue; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):
(Additional conditions follow on page 7a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 60-00-Z

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

That no vehicle repair business shall be conducted on site within the existing garage building nor shall vehicles of any type be double parked in the public alley blocking access to other garages.

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

APPLICANT: Anthony W. Perez **CAL. NO.** 61-00-Z
APPEARANCES FOR: Earl Medansky, Anthony W. Perez **MAP NO.** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED-- 2629 W. Belden Avenue / 2628 W. Lyndale Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a ground floor addition and 2nd story addition in order to connect two existing buildings to make 1 structure on a through-lot and which addition will have a west side yard of .94' instead of 2.5' and no mid point rear yard instead of 10' and which addition will result in an 8.28% (231 sq. ft.) increase in the amount of floor existing in the building prior to the 1957 Comprehensive Amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 172000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

That the proposed additions are hereby allowed without the necessity of a connection between the two existing residential buildings on the subject through lot;

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 Moumouris **CAL. NO.** 62-00-Z
APPEARANCES FOR: John A. Fritchey, John Moumouris **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED-- 832 W. Buckingham 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 4th floor addition to an existing 3-story brick 4 dwelling unit, building whose front yard will be 14.2' instead of 15' and with no east and west side yards instead of 2.5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

APPLICANT: Bruce Crown

CAL. NO. 63-00-Z

APPEARANCES FOR: John J. George, Bruce Crown

MAP NO. 5-F

APPEARANCES AGAINST: John Cullerton, Charlene Holtz

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 1665 N. Burling Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence Special District #19, the erection of a 3-story masonry single family dwelling whose front yard will be 11.5' instead of 15' and whose north side yard will be 1.25' instead of 4'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence District (S.D. #19); that the subject site is 40' x 120' lot currently improved with a 2-story residential building on the front of the lot and a 1 1/2 story coach house and garage at the rear of the lot; that the applicant proposes to demolish the existing buildings and erect a 3-story masonry single-family dwelling at the subject site; that the front yard and north side yard setbacks of the existing buildings are identical to the front yard and north side yard variations requested by the applicant; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front yard and north side yard variations requested are necessary to provide adequate living space in the proposed single-family residence as designed; that the plight of the owner is due to the shallow depth of the subject lot; that adequate light and air to the neighboring property at 1702 N. Burling Avenue will not be substantially impaired due to the pitched design of the roof of the proposed single-family residence; that the front yard and north side yard variations requested are consistent with existing setbacks in the neighborhood and will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Robert Chavin

CAL. NO. 64-00-Z

APPEARANCES FOR: Stephen O'Malley

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

March 17, 2000

PREMISES AFFECTED-- 2016-28 W. Grand 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 3-story masonry 12 dwelling unit building with a 1-story detached garage for 14 automobiles all of which will have a front yard of 3.33'* instead of 11.04' and whose east and west side yards will be 4' instead of 14.4' and whose rear yard will be 27'* instead of 30' and which rear yard will have 70% of coverage instead of 60% and with no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

*Amended

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

APPLICANT: 4027 N. Lincoln L.L.C.

CAL. NO. 65-00-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 4001-27 N. Lincoln Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail District, the erection of a 5-story with basement 32 dwelling units and retail store building with interior parking on the lower levels and whose rear yard will be 21' instead of 30' at the level of the lowest residential unit and with 1 instead of 2 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

APPLICANT: Barry Realty, Inc.

CAL. NO. 66-00-Z

APPEARANCES FOR: James J. Banks, Sean T. Barry

MAP NO. 1-F

APPEARANCES AGAINST: Matt Moodhe

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 420 W. Ontario Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central Business District, the establishment of 30 dwelling units by the conversion of an existing 4-story brick building which will have no residential rear yard instead of 30' and no provision for 1 required to 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B7-5 General Central Business District; that the subject site is a 100' x 150.15' lot improved with a 4-story brick building with a restaurant on the 1st floor; that the applicant proposes to convert the top 3 floors of the existing building to 30 dwelling units; that the existing restaurant owns the 1st floor premises and will remain in the subject building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the existing building is built lot line to lot line which prevents the applicant providing a 30 foot rear yard; that providing a loading berth would necessitate an extreme alteration in the existing building which would be economically and architecturally unfeasible; that the plight of the owner is due to the existing building built lot line to lot line on the subject lot; and that the variation, if granted, will not alter the essential character of the locality in that the proposed renovation and conversion will be an improvement of the existing building and will be compatible with the existing mixed business and residential loft improvements in the area; 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: Barry Realty, Inc. **CAL. NO.** 67-00-S
APPEARANCES FOR: James J. Banks, Sean T. Barry **MAP NO.** 1-F
APPEARANCES AGAINST: Matt Moodhe **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED – 435 W. Erie 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 30 off-site parking spaces in the garage of an existing 6-story brick building, in a B7-5 General Central Business District, to serve a proposed 30 dwelling unit conversion of an existing 4-story brick building with a restaurant on the ground floor, on premisses at 420 W. Ontario Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 17, 2000, the Board, in Cal. No. 66-00-Z, granted the applicant's variation request for the establishment of 30 dwelling units by the conversion of an existing 4-story brick building, with no residential rear yard instead of 30' and with no provision for one required 10' x 25' loading berth, on premises at 420 W. Ontario Street; that the applicant seeks in the instant application approval of the establishment of 30 off-site parking spaces in the garage of an existing 6-story brick building at the subject site which is located directly north across an alley from the principal use at 420 W. Ontario Street; that each lessee of a dwelling unit at 420 W. Ontario Street will receive a parking space in the building 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 owners of the 420 W. Ontario Street building shall be bound by covenants filed of record in the Office of the Recorder of Deeds of Cook County requiring the owner(s), his or her heirs and assignees to maintain 30 parking spaces in the building located at 435 W. Erie Street throughout the existence of the principal use at 420 W. Ontario Street.

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

APPLICANT: Brendan Peterson **CAL NO.** 68-00-S
APPEARANCES FOR: Thomas S. Moore, Brendan Peterson **MAP NO.** 9-G
APPEARANCES AGAINST: John E. Hiera, Gary Bonikowski **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED – 3839 N. Southport Avenue

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

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2 ½ story frame single-family dwelling; that the applicant seeks to establish residential use below the 2nd floor in a proposed 4-story with basement 3 dwelling unit building; that the proposed use is necessary for the public convenience at this location in that there is little demand for business uses in the immediate area and a growing demand for residential improvements; 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 be compatible with existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the building height to the top of the roof shall not exceed 48'11" as illustrated on the elevation drawings prepared by Craig and Associates, dated march 15, 2000.

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

APPLICANT: Brendan Peterson **CAL. NO.** 69-00-Z
APPEARANCES FOR: Thomas S. Moore, Brendan Peterson **MAP NO.** 9-G
APPEARANCES AGAINST: John E. Hiera, Gary Bonikowski **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED-- 3839 N. Southport Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 3-dwelling unit building whose front yard will be 7' instead of 14.4' and whose south side yard will be 1.33' instead of 2.5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 25' x 120' lot improved with a 2 ½ story frame single-family dwelling; that on March 17, 2000, the Board approved, in Cal. No. 68-00-S, the establishment of residential use below the 2nd floor in a proposed 4-story with basement 3 dwelling unit building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that due to the shallow depth of the subject property and the necessity of providing space at the rear of lot for off-street parking, the variations requested are necessary to provide adequate living space in the proposed 3 dwelling unit building as designed; that the plight of the owner is due to the shallow depth of the subject lot; and that the variation, if granted, will not alter the essential character of the locality in that the proposed 3-dwelling unit building will align with the majority of the residential improvements in this block; 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.

APPLICANT: Larry Cohen

CAL. NO. 70-00-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 4315-21 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 pawn shop on the 1st floor of an existing 2-story multi-store building, in a B5-1 General Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 18, 2000.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

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

APPLICANT: The Spanish American Theater Academy **CAL. NO.** 71-00-S
APPEARANCES FOR: Monserratte Ramos, Lorenzo Fiol **MAP NO.** 5-I
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 March 17, 2000
PREMISES AFFECTED-- 1615 N. Talman Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private automobiles, in an R3 General Residence District, to satisfy the parking requirement for a proposed private club on the premisses at 2606 W. North Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

- That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
- That an 11 foot landscaped front yard with a minimum of one tree and a continuous screening hedge shall be planted in the first 5 feet of the setback;
- That a 4 foot tall decorative iron fence shall be provided behind the landscaping in the first 5 feet of the front yard setback;

Additional conditions follow on page 18a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 71-00-S

That a 7.5 foot landscaped side yard along the north property line shall be planted with trees at the rate of one for every 25 lineal feet of lot depth;

That a 5 foot tall board fence shall be provided along the north and east property lines;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions 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: Spanish American Theater Academy **CAL. NO.** 72-00-Z
APPEARANCES FOR: Monserratte Ramos, Lorenzo Fiol **MAP NO.** 5-1
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 March 17, 2000
PREMISES AFFECTED-- 1615 N. Talman Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the location and the establishment of an off-site parking lot for 12 private passenger automobiles whose front yard will be 11' instead of 20' and which lot is also shared by an office in the same building on the premises at 2606 W. North Avenue.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 17, 2000, the Board approved, in Cal. No. 71-00-S, the establishment of an off-site parking lot for 12 private passenger automobiles, at the subject site, to satisfy the parking requirement for a proposed private club located at 2606 W. North Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

That the use of the subject parking lot by the applicant shall be limited to the hours after 5:00 P.M.

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

APPLICANT: The Spanish American Theater Academy **CAL. NO.** 73-00-S

APPEARANCES FOR: Monserratte Ramos, Lorenzo Fiol **MAP NO.** 5-I

APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 17, 2000

PREMISES AFFECTED-- 1614 N. Rockwell Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private automobiles, in an R3 General Residence District, to satisfy the parking requirement for a proposed private club on the premises at 2606 W. North Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

That a 7 foot landscaped front yard with a minimum of one tree and a continuous screening hedge shall be planted in the first 5 feet of the setback;

That a 4 foot tall decorative iron fence shall be provided behind the landscaping in the first 5 feet of the front yard setback;

(Additional conditions follow on page 20a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 73-00-S

That a 7.5 foot landscaped yard shall be provided along the north property line and shall be planted with trees at the rate of one for every 25 lineal feet of lot depth;

That a 5 foot tall board on board fence shall be provided along the north and west property lines;

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

APPLICANT: Spanish American Theater Academy

CAL. NO. 74-00-Z

APPEARANCES FOR: Monserratte Ramos, Lorenzo Fiol

MAP NO. 5-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 1614 N. Rockwell Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the location and the establishment of an off-site parking lot for 12 private passenger automobiles whose front yard will be 3.5' instead of 20 and which lot is also shared by an office in the same building on the premises at 2606 W. North Avenue.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 17, 2000, the Board approved, in Cal. No. 73-00-S, the establishment of an off-site parking lot for 12 private passenger automobiles, at the subject site, to satisfy the parking requirement for a proposed private club located at 2606 W. North Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

That the use of the subject parking lot shall by the applicant shall be limited to the hours after 5:00 P.M.

APPLICANT: Bruce Abbey

CAL. NO. 75-00-S

APPEARANCES FOR:

MAP NO. 20-C

APPEARANCES AGAINST:

MINUTES OF MEETING

March 17, 2000

PREMISES AFFECTED-- 8065 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 continuation of a car wash in an existing 1-story brick building, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO JUNE 16, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

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

APPLICANT: Eaglebrook Group **CAL. NO.** 76-00-S

APPEARANCES FOR: Patrick T. Brankin, Bob Thompson **MAP NO.** 2-1

APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 17, 2000

PREMISES AFFECTED – 1015-29 S. Washtenaw Avenue

NATURE OF REQUEST– Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing* of an off-site parking lot, in an M1-3 Restricted Manufacturing District, to fulfill the parking requirements for a proposed 1-story 109,156 sq. ft. concrete warehouse addition to an existing plastics business on the premisses at 2600-2700 W. Roosevelt Road.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

The term of the lease between the applicant and the owner of the subject property, RAM Assets, L.L.C., shall commence on February 1, 1999 and shall end on January 31, 2009 as indicated in the lease submitted.

*Amended.
 (Additional conditions follow on page 23a.)

MINUTES OF MEETING

March 17, 2000

Cal. No. 76-00-S

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

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

That striping and lighting shall be provided;

That ingress and egress shall be from a driveway located at the southwest corner of the property on to an existing gravel road abutting the site to the south; that the driveway shall be constructed in accordance with applicable ordinances;

That fencing and landscaping shall be installed as illustrated on the landscape plan prepared by Timothy Morgan and Associates, Architects and Planners, dated March 14, 2000;

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: InSite Chicago (110th/Western) L.L.C.

CAL. NO. 77-00-S

APPEARANCES FOR: Jack Guthman, Alicia Mariotti

MAP NO. 28-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED – 11047-55 S. Western Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment off a drive-through facility in conjunction with a proposed 13,700 sq. ft. Osco Drug Store with on site parking for 50 private passenger automobiles, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

(Additional conditions follow on page 24a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 77-00-S

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

That striping and lighting shall be provided;

That the proposed drive-through facility and on-site parking area shall be constructed in substantial conformance with the site plan and elevation drawings prepared by Camburas & Theodore Ltd., dated January 12, 2000;

That landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Camburas & Theodore, dated January 12, 2000.

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.

APPLICANT: Roseland Limited Partnership

CAL. NO. 78-00-S

APPEARANCES FOR: Joseph P. Gattuso, Liz Reyes

MAP NO. 26-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED – 214 W. 107th Place

NATURE OF REQUEST– Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 5 private passenger automobiles, in an R5 General Residence District, to fulfill the parking requirements for a proposed conversion of an existing 3-story brick building to an SRO on the premises at 240 W. 107th Place.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

That the parking 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 25a.)

MINUTES OF MEETING

March 17, 2000

Cal. No. 78-00-S

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

That striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential property;

That ingress to the parking lot shall be from the alley abutting the site to the north and egress from the lot shall be via the alley abutting the site to the east, provided waivers of the alley barrier requirements are obtained from the City Council;

That fencing and landscaping shall be installed as illustrated on the plan prepared by Environ, dated November 19, 1999;

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

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

APPLICANT: Wizard of Ink Fine Line Tattooing Ltd.

CAL. NO. 79-00-S

APPEARANCES FOR:

MAP NO. 5-L

APPEARANCES AGAINST:

MINUTES OF MEETING

March 17, 2000

PREMISES AFFECTED-- 4957 W. Fullerton Avenue

NATURE OF REQUEST- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with an existing tattoo parlor in an existing 2-story brick store and apartment building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 19, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

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

APPLICANT: The Walgreen Company

CAL. NO. 80-00-S

APPEARANCES FOR: Paul Kolpak

MAP NO. 14-M

APPEARANCES AGAINST: Dan O'Donnell

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED – 6000-24 W. 63rd Street

NATURE OF REQUEST– Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 13,994 sq. ft.* Walgreen retail store with on-site parking for 30 private passenger automobiles, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 33,250 sq. ft. lot located on the north side of W. 63rd Street between S. McVicker Avenue and S. Austin Avenue and is currently improved with a vacant gasoline filling station and a vacant 1-story brick building; that the applicant seeks to establish at the subject site a drive-through facility in conjunction with a proposed 13,994 sq. ft. Walgreen retail store with on-site parking for 30 private passenger automobiles; that the proposed retail Walgreen store, as designed, will be located on the west portion of the lot and the parking area will be located on the east half of the lot; that ingress to the proposed drive-through facility will be from W. 63rd Street and egress from the drive-through facility will be onto S. McVicker Avenue via a portion of the public alley abutting the site to the north; that the Walgreen store's receiving area and trash compactor will be located on the west side of the store building and will be accessed off of S. McVicker Avenue via the identical public alley; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site; that the public health, safety and welfare will not be adequately protected with both automobiles exiting the drive-through and trucks entering the site using the same portion of the public alley; that no evidence was presented to indicate that the proposed use will not adversely affect the value of other property in the neighborhood, which although zoned B4-1 Restricted Service, is predominantly residential in character; 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: Chicago Board of Education

CAL. NO. 81-00-Z

APPEARANCES FOR: Terry L. Diamond

MAP NO. 5-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 2035 N. Mobile Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story 72,561 sq. ft. addition to the existing 3-story Luther Burbank Elementary School whose north side yard will be 7.9' instead of 15.67'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

APPLICANT: Chicago Board of Education

CAL. NO. 82-00-Z

APPEARANCES FOR: Terry L. Diamond

MAP NO. 8-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 3825 S. Washtenaw Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story 49,915 sq. ft. addition to the Brighton Park Elementary School whose front yard will be 2' instead of 33.67', whose north side yard will be 6.25' instead of 17.42' and whose rear yard will be 3.92' instead of 30' and whose maximum floor are ratio will be 1.36 instead of 0.9 as permitted.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

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

APPLICANT: Chicago Board of Education

CAL. NO. 83-00-S

APPEARANCES FOR: Terry L. Diamond

MAP NO. 8-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED – 3800-04 S. Washtenaw Avenue

NATURE OF REQUEST– Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 22 private passenger automobiles, in an R3 General Residence District, to fulfill the parking requirement for a proposed addition to the Brighton Park Public School on the premisses at 3825 S. Washtenaw Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 17, 2000, the Board granted, in Cal. No. 82-00-Z, the applicant's variation application permitting the erection of a 3-story 49,915 square feet addition to the Brighton Park Public School whose front yard will be 2' instead of 33.67', whose north side yard will be 6.25' instead of 17.42' and whose rear yard will be 3.92' instead of 30', and whose maximum floor area ratio will be 1.36 instead of 0.9 as permitted, on premises at 3825 S. Washtenaw 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 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 30a..)

MINUTES OF MEETING

March 17, 2000

Cal. No. 83-00-S

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

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

That lighting shall be provided which shall be directed away from abutting residential properties;

That trees shall be installed in the 7 foot perimeter landscape setback at a rate of one for every 25 feet of frontage;

That fencing and landscaping shall be installed as illustrated on the plan prepared by Educational Design Group Enterprise, dated December 21, 1999;

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

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

APPLICANT: Chicago Board of Education

CAL. NO. 84-00-S

APPEARANCES FOR: Terry L. Diamond

MAP NO. 12-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED – 2433-37 W. 51st Street

NATURE OF REQUEST– Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 24 private passenger automobiles, in a B4-1 Restricted Service District, to satisfy the parking requirements and needs of an existing public school (Walter Christopher School) serving the needs of children with disabilities on the premises at 5042 S. Artesian Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

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

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

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

That the parking 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 31a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 84-00-S

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

That striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential property;

That ingress and egress shall be from W. 51st Street; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the W. 51st Street driveway shall be constructed in accordance with applicable ordinances;

That fencing and landscaping shall be installed as illustrated on the plan prepared by Educational Design Group Enterprise, dated February 1, 2000.

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

APPLICANT: Skylight Café

CAL. NO. 85-00-Z

APPEARANCES FOR: Steven Choy

MAP NO. 11-1

APPEARANCES AGAINST: Colleen Gallagher

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 3009-19 W. Lawrence Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a Public Place of Amusement facility (billiard hall and café) in an existing 2-story brick building, in a C1-2 Restricted Commercial District, located within 125' of an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 2-story brick building containing an automobile repair shop on the ground floor; that the applicant proposes to establish a public place of amusement, i.e., a billiard hall and café, on the 2nd floor of the subject building; that the testimony presented indicates that the proposed billiard hall is proposed to be an up-scale amusement venue with a family environment; that the operation will consist of a billiard table area, the retail sale of billiard supplies and a café/coffee shop area; no liquor will be sold on the premises and that a dress code will be enforced; that the hours of operation will be limited to the hours between 6 P.M. and 12:30 A.M., Monday through Saturday; 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 in that the proposed use is located within 125 feet of a Residence District; that W. Lawrence Avenue is improved with business and commercial uses in this area; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

(Additional conditions follow on page 32a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 85-00-Z

That the hours of operation shall be limited to the hours between 6 P.M. and 12:30 A.M., Monday through Saturday;

That no alcoholic beverages or liquor of any kind shall be sold or consumed on the premises;

That off-street parking shall be located at 3008-14 W. Lawrence Avenue as provided for in Cal. No. 86-00-S.

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

APPLICANT: Skylight Café **CAL. NO.** 86-00-S
APPEARANCES FOR: Steve Choy **MAP NO.** 13-I
APPEARANCES AGAINST: Colleen Gallagher **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED – 3008-14 W. Lawrence Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 14 private passenger automobiles, in a C1-2 Restricted Commercial District, to satisfy the parking requirement for a billiard hall and café on the premisses at 3009-19 W. Lawrence Avenue, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 17, 2000, the Zoning Board of Appeals granted, in Cal. No. 85-00-Z, the establishment of a Public Place of Amusement facility (billiard hall and café) in an existing 2-story brick building, located within 125' of an R3 General Residence District, on premises at 3009-19 W. Lawrence Avenue; that the applicant proposes to lease an off-site parking lot for 14 private passenger automobiles, located at the subject site, that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a billiard hall and café located at 3009-19 W. Lawrence Avenue; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; that subject lot is currently used as a parking lot and that its use by the applicant as a parking lot will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

(Additional conditions follow on page 33a.)

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 86-00-S

That the lease of the subject parking lot by the applicant from La Mode Furniture shall run for a term of 10 years, commencing July 1, 2000 and terminating on June 30, 2010, with an option to renew for an additional term of 60 months commencing at the expiration of the initial lease term;

That decorative iron fencing shall be installed, excepting the driveway, on the W. Lawrence Avenue lot line;

That striping and lighting shall be installed;

That it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions 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: Skylight Café **CAL. NO.** 87-00-Z
APPEARANCES FOR: Steven Choy **MAP NO.** 11-I
APPEARANCES AGAINST: Colleen Gallagher **MINUTES OF MEETING**
March 17, 2000
PREMISES AFFECTED-- 3008-14 W. Lawrence Avenue

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 an off-site parking lot for 14 private passenger automobiles which is also shared by a retail store, on premises at 3009-19 W. Lawrence Avenue.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 5, 2000; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on March 17, 2000, the Zoning Board of Appeals approved, in Cal. No. 87-00-S, the leasing of an off-site parking lot for 14 private passenger automobiles, at the subject site, to satisfy the parking requirement for a billiard hall and café located at 3009-19 W. Lawrence Avenue; that the subject parking lot is owned by LaMode Furniture who is leasing the parking lot to the applicant; that the hours of operation of the proposed billiard hall and café will be from 6 P.M. to 12:30 A.M. Monday through Saturday and will not interfere with the furniture store's hours of operation; that the property in question cannot yield a reasonable return nor be put to reasonable use 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 the need to satisfy the parking requirements for the billiard hall and café; that the subject site is currently being used as a parking lot and that the shared use of the site by the applicant for parking 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: Francis X, Magnine **CAL. NO.** 88-00-A

APPEARANCES FOR: Francis X. Magnine **MAP NO.** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 17, 2000

PREMISES AFFECTED- 1421 W. Lexington Street

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Julia A. Rodriquez

CAL. NO. 89-00-A

APPEARANCES FOR: None

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 1421 W. Lexington Avenue

SUBJECT- Objector's 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
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
	X		
	X		
	X		
	X		

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

APPLICANT: Mark E. Thompson

CAL. NO. 90-00-A

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 1546 N. Orleans Street

SUBJECT- Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 16, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Charles A. Hamilton

CAL. NO. 91-00-A

APPEARANCES FOR: None

MAP NO. 13-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 1245 W. Winona Street

SUBJECT- Objector's 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
BRIAN L. CROWE
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Joseph M. Russo

CAL. NO. 92-00-A

PEARANCES FOR: Joseph M. Russo

MAP NO. 8-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 3160 S. Wells Street

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

ACTION OF BOARD--

THE VOTE

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

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

APPROPRIATE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Joseph M. Russo, for Jack Cortese, owner, on February 17, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a deli and food store on the 1st floor of a 2-story store and apartment building in an R4 General Residence District, on premises at 3160 S. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site has been zoned residential since the adoption of the 1942 comprehensive amendment to the zoning ordinance; that the subject site is improved with a 2-story brick and frame store and apartment building; that the appellant seeks to establish a deli and food store in the non-conforming store premises at the subject site; that the appellant argues that a store has been located in the subject building for the past 50 years; that the subject non-conforming store was previously occupied by a grocery store, which use ceased operation 3 years ago; that the Board finds that any business use of the subject premises since 1942 would have been a non-conforming use due to the property's residential zoning; that Section 6.4-8 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that said section provides, in part, that any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial part thereof, or 40 years after the effective date of the comprehensive amendment on July 27, 1957, whichever last occurs;

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 82-00-A

that as of June 27, 2000, the subject site building has been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming building that has reached its amortization termination date; 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: Frunion Restaurant Corp. **CAL. NO.** 93-00-A
APPEARANCES FOR: Kenneth R. Rosenburg, Abe Landa **MAP NO.** 9-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 17, 2000
PREMISES AFFECTED- 3930 N. Pulaski Road
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Frunion Restaurant Corp., for Shawn Landa, owner, on February 1, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing advertising sign (electronic message board) located within 500' of the John F. Kennedy Expressway, in a B4-2 Restricted Service District, on premises at 3930 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.9."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick building occupied by a restaurant on the ground floor; that the appellant seeks to attach an 11' x 6' changeable electronic advertising sign to the side of a 15' high pole located in front of the existing restaurant building; that the proposed sign will not be a flashing or strobe light sign; that evidence presented indicates that the proposed sign will not be located within 500' of the Kennedy Expressway and visible therefrom; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit an electronic advertising sign, on premises at 3930 N. Pulaski Road, upon condition that the sign shall be a flashing or strobe lighted sign, that the location of the sign on the pole shall be no higher than the adjoining building; that the sign shall face southbound traffic only on N. Pulaski Road; 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: 5048 S. Michigan Inc.

CAL. NO. 94-00-A

APPEARANCES FOR:

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 958 W. 79th Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 16, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Le Pallon Corp.

CAL. NO. 95-00-A

APPEARANCES FOR: Pierre Bingue

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 5650 N. Broadway

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 19, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Peter Hernandez

CAL. NO. 96-00-A

APPEARANCES FOR: None

MAP NO. 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 4823 S. Ashland Avenue

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Maria Materna

CAL. NO. 97-00-A

APPEARANCES FOR: Thomas Pikarski

MAP NO. 17-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 6434 N. Central Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 19, 2000.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

)

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

APPLICANT: Ayawo Amenuvor **CAL. NO.** 98-00-A
APPEARANCES FOR: Ayawo Amenuvor **MAP NO.** 2-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 17, 2000
PREMISES AFFECTED- 4039 ½ W. Madison Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ayawo Amenuvor, for Kenneth Y. Lim, owner, on January 7, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor (hair braiding) on the 1st floor of a 3-story brick store building, in a B3-3 General Retail District, on premises at 4039 ½ W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 7, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 17, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that the subject site is improved with a 3-story multi-store building; that the appellant proposes to establish a beauty parlor specializing in African hair braiding only; that the subject store premises has been previously occupied by business uses, the last use having been a restaurant, which use ceased operation approximately 5 months ago; that the change of use from a restaurant to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor (hair braiding) on the 1st floor of a 3-story brick store building, on premises at 4039 ½ W. Madison Street, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 6:30 P.M., Tuesday through Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard Saccone **CAL. NO.** 99-00-A
APPEARANCES FOR: Richard Saccone **MAP NO.** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 17, 2000
PREMISES AFFECTED- 923-25 N. Leavitt Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Saccone, owner, on January 14, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 dwelling units in lieu of 2 stores in an existing 3-story brick building containing 13 dwelling units and 2 stores, in an R4 General Residence District, on premises at 923-25 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 6.4-6, 7.5-4, 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 March 17, 2000; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick building containing 13 dwelling units and 2 non-conforming ground level stores and is located on the southeast corner of N. Leavitt Street and W. Iowa Street; that the appellant proposes to convert the two non-conforming store premises into two conforming dwelling units; that the change of use from non-conforming store premises to conforming dwelling units is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED; that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of 2 dwelling units in lieu of 2 stores in an existing 3-story brick 13 dwelling unit building and 2 stores for a total of 15 dwelling units with no on-site parking required, premises at 923-25 N. Leavitt Street, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Beulahland Church

CAL. NO. 36-99-S

APPEARANCES FOR:

MAP NO. 14-G

APPEARANCES AGAINST:

MINUTES OF MEETING
March 17, 2000

PREMISES AFFECTED-- 5517-19 S. Ashland Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 144 seat church in an existing 1-story brick building with 12 off-street parking spaces proposed on site in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Itny Inc.

CAL. NO. 386-99-A

APPEARANCES FOR:

MAP NO. 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 1140 W. Grand Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: T3 Limited

CAL. NO. 425-99-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 17, 2000

PREMISES AFFECTED- 950-52 W. Wrightwood Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

MINUTES OF MEETING

March 17, 2000

James J. Banks, for the owner of the property commonly known as 2301 W. Wabansia, presented a written request to the Board to reverse a decision of the Office of the Zoning Administrator regarding the zoning of the aforesaid property.

Mr. Banks stated that an application for a permit for construction of a residential condominium to be located at 2301 W. Wabansia, was initiated with the City and that in accordance with City procedures, the Zoning Administrator must certify the zoning before the building plans can be processed. Mr. Banks further stated that prior to the purchase of the property and the preparation of plans, a zoning representative of the City of Chicago provided a letter advising that the property was zoned R5 General Residence. The zoning map published by the City of Chicago showed the property as being zoned R5 General Residence. The Zoning Administrator has now refused to certify the zoning as R5 General Residence for the purpose of processing the plans and now has indicated the zoning is M1-2 Restricted Manufacturing.

Mr. Banks is requesting that the Zoning Board of Appeals reverse the decision of the Office of the Zoning Administrator based on the City zoning map, which is deemed a portion of the ordinance, and the prior written representation from the Office of the Zoning Administrator.

Vice Chairman Martin moved that the request for a reversal of the decision of the Office of the Zoning Administrator be denied, stating that the Board has no authority under the zoning ordinance to hear a request of this nature. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

March 17, 2000

Cal. No. 63-99-Z

Attila Demeter, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 7-story office and 9 dwelling unit building with no rear yard instead of 30' and no provision for one 10' x 25' loading berth, in a B7-5 General Central Business District, on premises at 156-58 W. Superior Street, approved by the Board on March 19, 1999, in Cal. No. 63-99-Z.

Mr. Demeter stated that the requested extension of time will allow him the necessary time in which to obtain a building permit.

Vice Chairman Martin moved that the request be granted and the time for obtaining the building permit be extended to March 19, 2001. The motion prevailed by yeas and nays as follows:

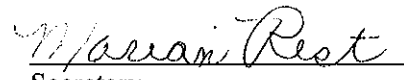
Yeas- Martin, Crowe, Konstantelos, McCabe-Miele. Nays- None. Absent- Spingola.

MINUTES OF MEETING

March 17, 2000

Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, April 14, 2000.


Secretary