

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

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

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held in The City Council Chambers, 2<sup>nd</sup> Floor, City Hall, on Friday, November 17, 2000

The following members were present and constituted a quorum:

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

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

**MINUTES OF MEETING**

November 17, 2000

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on Octobr 20, 2000 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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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:** Edward G. Donley **CAL NO.:** 367-00-Z  
**APPEARANCE FOR:** Edward G. Donley **MAP NO.:** 5-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 2028 W. Cortland 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 2-story frame with basement single family dwelling whose front yard will be 5.83' and whose east and west side yards will be 2.5' each instead of 6.45' each.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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:** Domestic Linen Supply Co., Inc. **CAL NO.:** 368-00-Z  
**APPEARANCE FOR:** John J. George. David Colton **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 4125 N. Ravenswood Avenue

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

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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;

That the subject property shall be developed pursuant to the site and elevation plans, dated November 17, 2000;

That the applicant shall adopt and maintain during all phases of construction the Construction Management Plan and will make a good faith effort to provide the community with adequate protection from the construction activity with the least amount of inconvenience

(Additional conditions follow on page 4a.)

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

**MINUTES OF MEETING**

November 17, 2000

Cal. No. 368-00-Z

Provided that the applicant is granted a designated loading zone by the City of Chicago on the east side of Ravenswood Avenue in front of its facility, such loading zone shall accommodate two tractor trailers; that the applicant shall stipulate that the addition will not contain an overhead door in the alley of the subject property and all deliveries and business operations shall be made from Ravenswood Avenue except for the following: regular garbage disposal no more than 3 times per week with pickup occurring no earlier than 8:30 a.m., delivery of water softening supplies once a month, delivery of liquid laundry supplies once a month, sludge removal every 60 to 90 days, delivery of pressurized vessels every 4 to 6 weeks, delivery of boiler treatment chemical every 3 months, emergency repairs to facility and equipment located in rear of building near existing overhead door in alley, emergency deliveries;

That the applicant shall not use any squeeze press and shall discontinue its printer towel operations at the subject site; that the applicant shall not store any solvent run-off from printer towel operations as described by the Illinois EPA at the subject site; that the applicant shall not engage in new operations which shall require the installation of emissions-capturing equipment as required by the Chicago Department of Environment nor the construction of a hazardous materials room or flammable liquid room as required by the Chicago Department of Fire or the Fire Prevention Bureau;

That the applicant shall not install a public address system as part of the renovations; that the existing alley door shall be kept closed at all times except during the aforesaid deliveries unless needed to cool the work area during unseasonably warm weather;

That the applicant, with community representatives shall establish a Standing Community Relations Committee to review and monitor on a monthly basis during construction and on an as-needed basis after construction is completed all community good-neighbor issues such as construction activities, landscaping, building and grounds maintenance, noise and traffic concerns;

That the applicant shall ensure that the conduct of all of its personnel shall be appropriate and that foul, profane or abusive language and similar types of behavior shall not be tolerated.

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

**APPLICANT:** Central Station Development Corp. **CAL NO.:** 369-00-Z

**APPEARANCE FOR:** John J. George **MAP NO.:** 4-E

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

**PREMISES AFFECTED:** 1313 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-5 Commercial-Manufacturing District, the erection of a 5-story addition to the top of an existing 7-story building all of which is to contain 77 dwelling units, retail space and an interior garage and have no rear yard instead of 30'.

**ACTION OF BOARD--**

APPLICATION WITHDRAWN  
UPON MOTION OF APPLICANT.

**THE VOTE**

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

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

**APPLICANT:** Jerry Hurley **CAL NO.:** 370-00-Z

**APPEARANCE FOR:** John J. Pikarski, Jr., Jerry Hurley **MAP NO.:** 13-H

**APPEARANCES AGAINST:** Robert Walsh, et al. **MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 4831 N. Bell Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story brick 2 dwelling unit building whose front yard will be 7' instead of 20' and whose minimum lot area is 2,329.5 sq. ft. instead of 2,500 sq. ft..

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 subject site is a 37.5' x 124.25' lot improved with a dilapidated 3 dwelling unit building; that the applicant proposes to demolish the existing building and erect a brick 2-story 2 dwelling unit building at the site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the front yard variation requested is necessary to bring the proposed building into conformance with the average front yard of the majority of the buildings on the block; that the plight of the owner is due to the dimensions of the subject lot and the desire of the applicant to conform to existing front yard setbacks on the block; that 2 ½ ft. north side yard will be provided; that adequate off-site garage parking and space for trash containers will be provided; that the variation, if granted, will not alter the essential character of the locality in which it is to be located in, in that the proposed building will be compatible with the diverse architectural styles of existing residential improvements on the 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.

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

APPLICANT: Café Bravo, Ltd. CAL NO.: 371-00-Z  
 APPEARANCE FOR: Michael Matar MAP NO.: 11-J  
 APPEARANCES AGAINST: None MINUTES OF MEETING:  
 November 17, 2000  
 PREMISES AFFECTED: 4710-14 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, a public place of amusement for children in an existing 1-story brick building which is located within 125' of an R4 General Residence District.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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;

That the subject business shall be marketed strictly for children accompanied by parents and not teenagers or young adults.



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

APPLICANT: Good News Partners

CAL NO.: 372-00-Z

APPEARANCE FOR: John. J. Pikarski, Jr.

MAP NO.: 19-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
November 17, 2000

PREMISES AFFECTED: 7628-30 N. Paulina Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a day care center in an existing 1-story brick building with no provision for one required off-street parking space.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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;

That a 6 feet high solid wood fence shall be erected on the west property line along the public alley to provide security for the outdoor play area;

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

**APPLICANT:** R. Terrence Bass-Richard A. Barcas **CAL NO.:** 373-00-Z  
**APPEARANCE FOR:** R. Terrence Bass **MAP NO.:** 13-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 2337 W. Winnemac Avenue

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition and attached garage to the rear of an existing 2 & 3-story single family dwelling whose rear yard will be 26' instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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:** Leonida Blair **CAL NO.:** 374-00-Z  
**APPEARANCE FOR:** Leonida Blair **MAP NO.:** 26-B  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 10636-40 S. Torrence 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 erection of a 1-story 67' x 65.5' 100 seat auditorium for use as a public place of amusement facility and which facility is proposed to be located within 125 feet of an R3 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

VAARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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: Bogdan & Barbara Witkowski

CAL NO.: 375-00-Z

APPEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 17, 2000

PREMISES AFFECTED: 5680 N. Rogers Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 2nd floor addition over an existing attached garage at the rear of a single family dwelling whose rear yard will be 10.45' instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 2001.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** McDonald's Corporation **CAL NO.:** 376-00-S

**APPEARANCE FOR:** Amy C. Kurson, Rich Neubauer **MAP NO.:** 16-H

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

**PREMISES AFFECTED:** 6336 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 continuation of a drive-through facility in a proposed McDonald's restaurant to replace the existing facility on the same lot, in a C1-2 Restricted Commercial District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the proposed drive-through facility and restaurant shall be constructed in substantial conformance with the layout and design as illustrated on the site plan and elevation drawings prepared by McDonald's Corporation, dated November 2, 2000 and that landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Dahl Landscaping, dated November 2, 2000.

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

**APPLICANT:** McDonald's Corporation **CAL NO.:** 377-00-S  
**APPEARANCE FOR:** Amy C. Kurson, Rich Neubauer **MAP NO.:** 28-E  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 600 E. 115th Street

**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 drive-through facility in a proposed McDonald's restaurant to replace the existing facility on the same lot, in an M1-1 Restricted Manufacturing District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the proposed drive-through facility and restaurant shall be constructed in substantial conformance with the layout and design as illustrated on the site plan and elevation drawings prepared by McDonald's Corporation, dated September 27, 2000, and that landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Dahl Landscaping, dated September 27, 2000.

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

**APPLICANT:** Paul Franklin **CAL NO.:** 378-00-S

**APPEARANCE FOR:** James J. Banks, Paul Franklin **MAP NO.:** 11-H

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

**PREMISES AFFECTED:** 4162-64 N. Lincoln Avenue / 2101 W. Berteau 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 of a proposed 4-story 2 store, 6 apartments and an attached 4-story 3-dwelling unit townhouse building, in a B2-2 Restricted Retail District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 ground floor commercial use shall be located on N. Lincoln Avenue and that the residential units shall be on W. Berteau Avenue, which is a residential street.

\*Amended at the public hearing.

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

**APPLICANT:** Paul Franklin **CAL NO.:** 379-00-Z  
**APPEARANCE FOR:** James J. Banks. Paul Franklin **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 4162-64 N. Lincoln Avenue / 2101 W. Berteau Avenue\*

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 4-story brick 2-store, 6 apartments and 3-dwelling unit townhouse building whose front yard will be 6' instead of 12'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Zoning Board of Appeals approved, in Cal. No. 378-00-S, the establishment of residential use below the 2<sup>nd</sup> floor of a proposed 4-story, 2 store, 6 apartments and an attached 4-story 3-dwelling unit townhouse building, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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



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

**APPLICANT:** Cook Inlet/VoiceStream Operating Co. **CAL NO.:** 380-00-Z  
**APPEARANCE FOR:** Donald J. Vogel, Jennifer Churchwell **MAP NO.:** 18-E  
**APPEARANCES AGAINST:** Freddrenna M. Lyle, Marlin Howell et al. **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 519 E. 75th Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-1 Restricted Retail District, the erection of an additional wireless communications facility to an existing facility on a monopole tower, which is set back 35' instead of 65' from an R2 Single Family Residence District.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Zoning Board of Appeals, in Cal. No. 381-00-S, approved the establishment of a wireless communications facility on an existing legal telecommunications tower in conjunction with an existing wireless communication facility 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 if the applicant could not share the existing communications tower it would have to build a tower to meet their coverage requirements; that the plight of the owner is due to unique circumstances in that the existing tower is already setback 35' from an R2 Single Family Residence District; that the proposed use is an extension to an existing wireless communications tower are the subject site; 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 issue

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

**APPLICANT:** Cook Inlet/VoiceStream Operating Co. **CAL NO.:** 381-00-S  
**APPEARANCE FOR:** Donald J. Vogel, Jennifer Churchwell **MAP NO.:** 18-E  
**APPEARANCES AGAINST:** Freddrenna M. Lyle, Marlin Howell et al. **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 519 E. 75th 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 wireless communications facility on an existing telecommunication tower in conjunction with an existing wireless communication facility, in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 B2-1 Restricted Retail District; that the subject site is an 89.94' x 100' lot improved with a 75 foot lattice communications tower and a concrete equipment cabinet; that the applicant proposes to share, by a lease agreement, the existing communications tower with another wireless communications service and erect a 20 foot extension to the tower and an equipment cabinet at the site; that the total height of the antenna tower will be 95 feet; that the proposed use is necessary for the public convenience at this location to provide a necessary link in the area to be serviced by the applicant's wireless communications operations; that although there is no evidence to suggest that any environmental or health issues arise as a result of wireless communications equipment sites, the applicant will comply with all applicable rules and regulations of the Federal Communications Commission to insure that the public health, safety and welfare will be adequately protected; and that the proposed use is an extension of an existing communications tower 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 all applicable rules and regulations of the Federal Communications Commission pertaining to the operation and maintenance of wireless communications antenna towers and equipment cabinets shall be complied with;

That the subject site lot shall be enclosed by decorative metal security fencing in lieu of the existing barbed wire fencing,

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

**APPLICANT:** Lincoln Park Savings Bank **CAL NO.:** 382-00-S  
**APPEARANCE FOR:** Katriina S. McGuire, George Laarveld **MAP NO.:** 11-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 4033-41 N. Damen 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, in a B5-2 General Service District, for 29 private passenger automobiles to serve an existing bank on premises at 1946 W. Irving park Road.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

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

That the lot shall be improved with a compacted all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

(Additional conditions follow on page 18a .)

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

**MINUTES OF MEETING**

November 17, 2000

Cal. No. 382-00-S

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

That landscaping and fencing shall be provided as illustrated on the landscape plan prepared by the Hezner Corporation, dated November 17, 2000;

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

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

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

APPLICANT: Allied Waste Transportation CAL NO.: 383-00-S

APPEARANCE FOR: Katriina S. McGuire MAP NO.: 1-H

APPEARANCES AGAINST: MINUTES OF MEETING:  
November 17, 2000

PREMISES AFFECTED: 1850 W. Carroll Avenue.

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing waste transfer and recycling facility to allow operation to go 7 days a week 24 hours a day, and to erect additions to the existing structures on the lot, in Planned Manufacturing District #4.

**ACTION OF BOARD--**

CASE CONTINUED TO  
JANUARY 19, 2001.

**THE VOTE**

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

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

**APPLICANT:** Loop Transfer, Inc. **CAL NO.:** 384-00-S

**APPEARANCE FOR:** Katriina S. McGuire **MAP NO.:** 16-F

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**

November 17, 2000

**PREMISES AFFECTED:** 16 W. 64th Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the modification of the operation a waste transfer station, in an M2-3 General Manufacturing District, whose hours of operation will be 24 hours a day 7 days a week and which operation will now include recycling equipment, and use of the same within the existing building.

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 2001.

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

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

**APPLICANT:** Sara Lee Corporation,  
A Maryland Corporation **CAL NO.:** 385-00-S

**APPEARANCE FOR:** David A. Peters **MAP NO.:** 5-H

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

**PREMISES AFFECTED:** 2300 N. Lister 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 21 trailers and 17 private passenger automobiles, in an M3-3 Heavy Manufacturing District, to serve the existing food processing and manufacturing facility on premises at 2278 N. Elston Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the subject lot shall be 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 lighting and striping shall be provided;

Additional conditions follow on page 21a.)

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

**MINUTES OF MEETING**

November 17 , 2000

Cal. No. 385-00-S

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

That landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Emil Sorensen Associates, dated July 20, 2000, provided the required landscape exceptions are granted by the Office of the Zoning Administrator;

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



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

**APPLICANT:** Dantis Inc. **CAL NO.:** 386-00-S  
**APPEARANCE FOR:** John J. George, Anthony Scribner **MAP NO.:** 2-F  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 430 S. Clinton 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 53 private passenger automobiles, in a C3-5 Commercial Manufacturing District, to satisfy the off-street parking requirement for a proposed electronic data storage facility on premises at 612 S. Clinton Street.

**ACTION OF BOARD--**

APPLICATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 applicant proposes to lease 53 dedicated parking spaces in an existing improved public parking lot located at the subject site; that the subject site is located under the air rights of the Congress Expressway; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the proposed 53 parking spaces shall be designated by the lessor as parking spaces for use by the applicant company as stipulated in the lease; that said lease shall commence on or about November 1, 2000 and expire on October 31, 2010, with an option to extend the term for an additional 24 months;

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

**APPLICANT:** St. Michael M. B. Church **CAL NO.:** 387-00-Z  
**APPEARANCE FOR:** Michael V. Favia, Rev. Willie Mason **MAP NO.:** 2-K  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 4106 W. Monroe 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 & 2-story masonry church gymnasium whose south front yard will be 12.3'\* instead of 14.58', and whose north rear yard will be 12.2' \* instead of 30'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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; 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:** Paul McHugh **CAL NO.:** 388-00-Z  
**APPEARANCE FOR:** John J. Pikarski, Jr., Paul McHugh **MAP NO.:** 3-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 1502 N. Wood Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, on a through lot, the erection of a 3-story 3 dwelling unit building with no front yard instead of 15' along north Elk Grove Avenue, and no mid-point rear yard instead of 17'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 subject site is an irregular shaped 3,695 sq.ft. through lot with frontages on N. Wood Street and N. Elk Grove Avenue and is presently improved with a vacant 2-story frame building containing a non-conforming store and a dwelling unit above; that the applicant proposes to erect a 3-story 3 dwelling unit building and garage at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

That a 3 feet wide unobstructed strip of land shall be provided along the alley line of the subject property.

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

APPLICANT: Chicago Board of Education CAL NO.: 389-00-S
APPEARANCE FOR: Langdon D.Neal, Royce Cunningham MAP NO.: 2-I
APPEARANCES AGAINST: None MINUTES OF MEETING: November 17, 2000
PREMISES AFFECTED: 2856 W. Adams Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 22 private passenger automobiles, in an R4 General Residence District, to serve the John Calhoun School on premises at 2833 W. Adams Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for JOSEPH J. SPINGOLA, DEMETRI KONSTANTELOS, LEROY K. MARTIN, JR., GIGI McCABE-MIELE, BRIAN L. CROWE. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 subject site is improved with vacant lot; that the applicant proposes to lease the subject property from The Greater M.B. Exodus Church and established a parking lot for 22 private passenger automobiles to serve the staff of The Calhoun Elementary School located at 2833 W. Adams Street; that the subject parking lot will be used by the applicant on Monday through Friday from 7 A.M. to 4:30 P.M.; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

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

(Additional condition follow on page 25a.)

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

**MINUTES OF MEETING**

November 17, 2000

Cal. No. 389-00-S

That decorative wrought iron type metal fencing shall be installed on the perimeter of the lot, excepting the driveway;

That striping and lighting shall be provided;

That ingress and egress shall be from W. Adams Street; that the alley abutting the site to the north shall not be used for ingress or egress; that the W. Adams Street driveway shall be constructed in accordance with applicable ordinances;

That the hours of operation shall be limited to the hours between 7 A.M. and 4:30 P.M.;

That landscaping shall be provided as illustrated on the plan prepared by Terra Engineering, Ltd., dated October 27, 2000;

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

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 390-00-Z

**APPEARANCE FOR:** Langdon D. Neal. Royce Cunningham **MAP NO.:** 2-1

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

**PREMISES AFFECTED:** 2856 W. Adams Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot whose front yard will be 7' instead of 15'.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Board approved, in Cal. No. 389-00-S, the establishment of an off-site parking lot for 22 private passenger automobiles on a leased lot at the subject site to serve the John Calhoun School located at 2833 W. Adams Street; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Public Building Commission of Chicago **CAL NO.:** 391-00-S  
**APPEARANCE FOR:** Langdon D. Neal, Lori Kubek **MAP NO.:** 18-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 1140 W. 79th Street  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a government operated health center in a proposed 1-story masonry building, in a B2-1 Restricted Retail District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the proposed facility shall be constructed in substantial conformance with the layout and design as illustrated on the site plan and elevation drawings prepared by Muller and Muller Architects, dated September 29, 2000, and that landscaping shall be installed as illustrated on the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated September 29, 2000;

That off-site parking for 20 private passenger automobiles shall be established at 7827 S. Racine Avenue to serve the proposed government operated health center at the subject site.

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

**APPLICANT:** Public Building Commission of Chicago **CAL NO.:** 392-00-S  
**APPEARANCE FOR:** Langdon D. Neal, Lori Kubek **MAP NO.:** 18-G  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 7827 S. Racine 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 20 private passenger automobiles, in a B2-1 Restricted Retail District, to serve a proposed government operated health center on premises at 1140 W. 79th Street.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Board approved, in Cal. No. 391-00-S, the establishment of a government operated health center in a proposed 1-story building located at 1140 W. 79<sup>th</sup> Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

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

Additional conditions follow on page 28a.



**MINUTES OF MEETING**

November 17, 2000

Cal. No. 392-00-S

That fencing and landscaping shall be installed as illustrated on the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated September 29, 2000;

That striping shall be providing; that lighting shall be provided which is directed ways from abutting properties;

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

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

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

**APPLICANT:** Gus Vitogiannis **CAL NO.:** 393-00-S

**APPEARANCE FOR:** James J. Banks, Gus Vitogiannis **MAP NO.:** 2-G

**APPEARANCES AGAINST:** Margaret Schmucker **MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 315 S. Green 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 residential use below the 2nd floor in a proposed 6-story 40 dwelling unit building, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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;

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

**APPLICANT:** Gus Vitogiannis **CAL NO.:** 394-00-Z

**APPEARANCE FOR:** James J. Banks, Gus Vitogiannis **MAP NO.:** 2-G

**APPEARANCES AGAINST:** Margaret Schmucker **MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 315 S. Green Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 6-story 40 dwelling unit building with no front yard instead of 15, and no rear yard instead of 30'.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Board approved in Cal. No. 393-00-S, the establishment of residential use below the 2<sup>nd</sup> floor in a proposed 6-story 40 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** Christian Assembly-Rios de Agua Viva **CAL NO.:** 395-00-S  
**APPEARANCE FOR:** Richard C. Baker, Rev. Luis A. Ruiz **MAP NO.:** 14-J  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 6132 S. Kedzie Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 120 seat church in an existing 1-story brick building, in a B2-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building; that the applicant church is presently located at 6640 S. Kedzie Avenue; that the proposed use is necessary for the public convenience at this location to provide a larger facility to meet the needs of the growing congregation; 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 the mixed business and 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 parking area at the rear of the subject premises 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;

That a 6 feet high decorative solid wood fence shall be provided on the west lot line to screen the parking area abutting the site to the west;

(Additional conditions follow on page 31a.)

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

**MINUTES OF MEETING**

November 17, 2000

Cal. No. 395-00-S

That the existing paving shall be maintained; that striping shall be provided; that lighting shall be provided which is directed way from abutting residential property;

That a 6 feet high decorative solid wood fence shall be erected on the west lot line to screen the facility from abutting residential property;

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

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

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

**APPLICANT:** David Lebovitz **CAL NO.:** 396-00-S  
**APPEARANCE FOR:** Thomas M. Pikarski, David Lebovitz **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 1913-23 W. Grand Avenue

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 30 private passenger automobiles, in an M1-2 Restricted Manufacturing District, to serve a steel and brass manufacturing facility on premises at 1958 W. Grand Avenue.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the proposed parking lot shall be used solely for employee parking and that no commercial vehicles shall be parking upon said lot;

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

Additional condition follow on page 32a.)

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

**MINUTES OF MEETING**

November 17 , 2000

Cal. No. 396-00-S

That striping and lighting shall be provided;

That landscaping and fencing shall be installed as illustrated on the landscape plan prepared by Neil D. Anderson provided the required landscape exceptions are granted by the Office of the Zoning Administrator;

That ingress and egress shall be from W. Grand Avenue; that there shall be no ingress nor egress from W. Ferdinand Avenue abutting the site to the south; that the W. Grand Avenue driveway shall be constructed in accordance with applicable ordinances;

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

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

**APPLICANT:** Andres Macias

**CAL NO.:** 397-00-S

**APPEARANCE FOR:** None

**MAP NO.:** 6-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 2526-32 S. Troy 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 11 private passenger automobiles, in a C1-2 Restricted Commercial District, the serve an existing grocery store on premises at 3122 W. 26th Street.

**ACTION OF BOARD--**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**THE VOTE**

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



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

**APPLICANT:** Tomato Tattoo Inc. **CAL NO.:** 398-00-S  
**APPEARANCE FOR:** David Hixon, Michael Hixon **MAP NO.:** 1-H  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 1855 W. Chicago Avenue  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a body piercing facility in conjunction with an existing tattoo parlor in a 2-story brick store building, in a B5-2 General Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 August 20, 1999, the Board approved, in Cal. No. 276-99-S, the applicant's special use application for the approval of the establishment of a tattoo parlor on the 1<sup>st</sup> floor of an existing 3-story building at the subject site; that the applicant now seeks to establish a body piercing facility in conjunction with the existing tattoo parlor; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

**APPLICANT:** Charles A. Fortunato **CAL NO.:** 399-00-A

**APPEARANCE FOR:** Thomas Pikarski **MAP NO.:** 11-J

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 3300 W. Cullom Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
JANUARY 19, 2001.

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

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

**APPLICANT:** Marla Mason **CAL NO.:** 400-00-A

**APPEARANCE FOR:** Thomas M. Pikarski, Marla Mason **MAP NO.:** 20-H

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

**PREMISES AFFECTED:** 3114-24 W. Cullom Avenue / 4301-09 N. Troy Street\*

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, Marla Mason, owner, on August 31, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 25 dwelling units instead of 24 dwelling units and 1 store in an existing 3-story brick building, in an R4 General Residence District, on premises at 3114-24 W. Cullom Avenue / 4301-09 N. Troy Street\*; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 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 6.4-7."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 said use is located in an R4 General Residence District; that the subject site is improved with a vacant 3-story brick apartment building on the northeast corner of W. Cullom Avenue and N. Troy Street; that the appellant is seeking to legalize 25 dwelling units in the building at the subject site; that the appellant purchased the subject property in August, 2000 as a 25 dwelling unit building; that on October 15, 1999, in Cal No. 241-99-A, the Board denied an appeal seeking certification of 26 dwelling units instead of 25 dwelling units at the subject site, finding in part, that although no evidence was presented to indicate that 26 dwelling were legally established by permit at the subject site since the adoption of the 1923 zoning ordinance at which time the site was zoned Apartment, the appellant in that case had a right to continue the occupancy of the subject building as 25 dwelling units; that the appellant contends that the request for certification of 25 dwelling units should be permitted inasmuch as 25 dwelling units were allowed by the Board under its order in Cal. No. 241-99-A and that the subject building was sold to her as a 25 dwelling unit building; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

Amended at the public hearing.  
 BAZ 12

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

**MINUTES OF MEETING**

November 17, 2000

Cal. No. 400-00-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 25 dwelling units instead of 24 dwelling units and 1-store in an existing 3-story brick building, on premises at 3114-24 W. Cullom Avenue / 4301-09 N. Troy Street, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all 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: Shavonne V. Owens

CAL NO.: 401-00-A

APPEARANCE FOR: Shavonne v. Owens

MAP NO.: 20-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:  
November 17, 2000

PREMISES AFFECTED: 8127 S. Ashland Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

**APPLICANT:** Rosel Baek **CAL NO.:** 402-00-A  
**APPEARANCE FOR:** Rosel Baek **MAP NO.:** 17-1  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 2444 W. Devon Avenue  
**NATURE OF REQUEST:** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

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

**THE RESOLUTION:**

WHEREAS, Rosel Baek, for Rashed Khan, owner, on September 13, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a cosmetology school in a 1 and 2 story brick building, in a B3-2 General Retail District, on premises at 2444 W. Devon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 29, 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 11.8-1."

and

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

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 1 and 2-story brick multi-store building; that testimony presented indicates that the subject site was previously occupied as a beauty school for 8 years prior to the appellant taking it over; that the appellant has occupied the subject store premises since 1989 teaching cosmetology; that the appellant testified that she had a city business license but that several years ago a city inspector told her that she did not need a city business license as long as she had a state license from the Illinois Department of Professional Regulation; the appellant further testified that she was inspected every year since then and that no violations were issued; that on August 1, 2000, the appellant was given a citation for not having a Chicago business license and told she could not operate in a B3-2 General Retail zoning district; that a cosmetology school has been in continuous operation at the subject site since 1981; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a cosmetology school in and 1 & 2 story store building, on premises at 2444 W. Devon Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** El Hogar Del Nino, Inc **CAL NO.:** 403-00-Z

**APPEARANCE FOR:** Joseph V. Bomba **MAP NO.:** 17-0

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

**PREMISES AFFECTED:** 1710-18 S. Loomis Street

**NATURE OF REQUEST:** Application for a variation to permit the erection of a 13,898 sq. ft. addition to an existing day care center with no transitional front yard and no provision for one required 10' x 25' loading berth, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 November 20, 1998, the Board approved the applicant's application for a variation to permit the erection of the requested 13,898 sq.ft. addition to an existing day care center with no transitional front yard and no provision for one required 10' x 25' loading berth at the subject site; that the application in the instant case was filed due to the lapse of the validity of the previously granted variation; that the testimony presented in Cal. No. 424-98-Z is hereby made part of the record in this case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** El Hogar Del Nino, Inc **CAL NO.:** 404-00-S  
**APPEARANCE FOR:** Joseph V. Bomba **MAP NO.:** 17-O  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 1631 S. Loomis Street

**NATURE OF REQUEST:** Application for a special use for the approval of the location and the establishment of an off-site parking lot for 4 private passenger automobiles to fulfill the off street parking requirements for a proposed addition to a day care center at 1718 S. Loomis Street, in an R4 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Board approved, in Cal. No. 403-00-Z, the erection of a 13,898 sq.ft. addition to an existing day care center with no transitional yard and no provision for one required 10' x 25' loading berth, on premises at 1718 S. Loomis Street; that on November 20, 1998, the Board approved the establishment of an off-site parking lot for 4 private passenger automobiles at the subject site to fulfill the parking requirement for the aforesaid day care center addition; that the application in the instant case was filed due to the lapse of the validity period of the resolution granted on November 20, 1998; that the testimony presented in Cal. No. 425-98-S is hereby make part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the subject off-site parking lot shall be improved and maintained under the provisions and standards set forth in the resolution granted on November 20, 1998 in Cal. No. 420-98-S.



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

**APPLICANT:** El Hogar Del Nino, Inc **CAL NO.:** 405-00-Z  
**APPEARANCE FOR:** Joseph V. Bomba **MAP NO.:** 17-0  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 1631 S. Loomis Street  
**NATURE OF REQUEST:** Application for a variation to permit the establishment of an off street parking lot for 4 private passenger automobiles, with no front yard instead of 15' required, in an R4 General Residence District.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 1, 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 November 17, 2000, the Board approved, in Cal. No. 404-00-S, the establishment of an off-site parking lot for 4 private passenger automobiles, at the subject site, to fulfill the parking requirements for a proposed addition to a day care center at 1718 S. Loomis Street; that on November 20, 1998, the Board approved the establishment of the aforesaid parking lot at the subject site; that the application for a variation in the instant case was filed due to the lapse of validity of the resolution granted on November 20, 1998; that the testimony presented in Cal. No. 426-98-Z is hereby made part of the record in this case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

**APPLICANT:** LaSalle National Bank\* **CAL NO.:** 406-00-S  
**APPEARANCE FOR:** Thomas M. Pikarski **MAP NO.:** 17-O  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
 November 17, 2000  
**PREMISES AFFECTED:** 6665 N. Northwest Highway  
**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a retail bank in a proposed 1-story brick & masonry building, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the proposed drive-through facility and bank shall be constructed in substantial conformance with the layout, design, and landscaping as illustrated on the site plan, elevation drawings and landscape plan prepared by Gibson/Darr Architecture & Consulting, dated November 17, 2000.

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

**APPLICANT:** The Bakery, Cracker, Pie and Yeast Wagon Drivers Local 734 Pension Fund **CAL NO.:** 407-00-S

**APPEARANCE FOR:** Thomas M. Pikarski **MAP NO.:** 17-0

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

**PREMISES AFFECTED:** 6643 N. Northwest Highway

**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 meeting hall and related offices in a proposed 1-story with basement building with interior garage and exterior parking spaces which also share a lot with a proposed banking facility all of which is to be located, in a B4-1 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION GRANTED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 1, 2000; and

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

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

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

That the proposed meeting hall shall be constructed in substantial conformance with the layout, design, and landscaping as illustrated on the site plan, elevation drawings, and landscape plan prepared by Gibson/Darr Architecture & Consulting, dated November 17, 2000.

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

**APPLICANT:** Radha K. and Indira D. Nair **CAL NO.:** 156-00-S  
**APPEARANCE FOR:** William J. Hennessy, Radha K. Nair **MAP NO.:** 13-M  
**APPEARANCES AGAINST:** None **MINUTES OF MEETING:**  
November 17, 2000  
**PREMISES AFFECTED:** 5218-24 N. Northwest Highway

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed 1-story Burger King Restaurant on a lot also improved with a 1-story multi-store building and 48 on site parking spaces, in an M1-2 Restricted Manufacturing.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

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

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 24, 2000; and

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

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

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

That the proposed drive-through facility and restaurant shall be constructed consistent with the site plan prepared by Thomas V. Scesniak Associates, dated July 17, 2000, and elevation drawings prepared by Thomas V. Scesniak Associates, dated May 13, 2000; that landscaping and fencing shall be installed consistent with the landscape plan prepared by Thomas V. Scesniak Associates, dated September 15, 2000;

That the applicant shall install signs reserving a minimum of 5 parking spaces within the adjoining shopping center as being available to patrons of the Burger King restaurant.

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

APPLICANT: National Italian American Sports  
Hall of Fame Inc.

CAL NO.: 326-00-S

APPEARANCE FOR:

MAP NO.: 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING:  
November 17, 2000

PREMISES AFFECTED: 1429-31 W. Taylor Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a museum in a proposed 4-story building, in a B4-4 Restricted Service District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** National Italian American Sports  
Hall of Fame Inc.

**CAL NO.:** 327-00-S

**APPEARANCE FOR:**

**MAP NO.:** 2-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 1430-42 W. Fillmore Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 66 private passenger automobiles to satisfy the off-street parking requirement for a proposed sports museum, in an R4 General Residence District/B4-2 Restricted Service District, to serve the facility on premises at 1429-31 W. Taylor Street.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** National Italian American Sports  
Hall of Fame Inc.

**CAL NO.:** 328-00-Z

**PEARANCE FOR:**

**MAP NO.:** 2-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
November 17, 2000

**PREMISES AFFECTED:** 1430 W. Fillmore Street

**NATURE OF REQUEST:** Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District/B4-2 Restricted Service District, the establishment of an off-site parking lot to satisfy the off-street parking requirement for a proposed sports museum and related used whose front yard will be .70' instead of 12.78'.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

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

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

**APPLICANT:** Earth Inc. **CAL NO.:** 377-99-S

**APPEARANCE FOR:** Frank Savaiano, George Kanzler **MAP NO.:** 3-K

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

**PREMISES AFFECTED:** 4617 W. Division Street

**NATURE OF REQUEST:** Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an operation for the extraction of sand on a 2 acre parcel of land, in an M2-2 General Manufacturing District.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
BRIAN L. CROWE	R	e	c u s e d

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2000, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 15, 1999; and

WHEREAS, on September 22, 1994, the City of Chicago filed a complaint alleging that Niagara Group, Inc., a/k/a Niagara Development, Inc., Earth Inc., and Division Berm Venture created a public nuisance by operating an unpermitted landfill from April 22, 1992 through July 6, 1995, and an unpermitted reprocessible construction/demotion material facility from September 20, 1994 through July 6, 1995 at the subject site in violation of Sections 11-4-1500 and 11-4-1930 of the Municipal Code of Chicago; and

WHEREAS, on June 26, 1997, the Circuit Court of Cook County, Illinois, entered a partial summary judgement in favor of the City and against the defendants, finding, *inter alia*, that the Niagara Group, a/k/a Niagara Development, Inc, Earth Inc., Division Berm Venture were jointly and severally liable for operating an unpermitted landfill and an unpermitted reprocessible construction demolition material facility; enjoining all defendants from further dumping materials at the subject site; and declaring that the defendants' actions had caused a statutory public nuisance; and

WHEREAS, the parties desired to resolve the remedy issue without further litigation and subsequently the Circuit Court issued a Consent Judgement and Order; and

WHEREAS, the applicant, Earth Inc., cannot comply with all of the provisions of the Remedial Action Plan stipulated by the Circuit Court until a Special Use approval is obtained from the Zoning Board of Appeals; and



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

**MINUTES OF MEETING**

November 17, 1999

Cal. No. 377-99-S

WHEREAS, the proposed use is necessary for the public convenience at the subject site; that the proposed use is so designed, located and proposed to be operated in such a manner to insure that the public health, safety and welfare will be adequately protected; that the proposed use will not cause substantial injury to the value of other property in the area; it is therefore

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

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

That all provisions of the Remedial Action Plan stipulated by the Circuit Court of Cook County shall be complied with; and be it further

RESOLVED, that the Special Use herein approved by the Zoning Board of Appeals shall be valid for a period of One (1) Year from the date of this resolution to November 17, 2001.

**MINUTES OF MEETING**

November 17, 2000

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, December 15, 2000.

\_\_\_\_\_  
Secretary