

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

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

held in The City Council Chambers, 2nd Floor, City Hall, on Friday, February 16, 2001

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

February 16, 2001

Member Crowe moved that the Board approve the minutes of the proceedings of the regular meeting held on January 19, 2001 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Edward G. Donley **CAL NO.:** 39-01-Z
APPEARANCE FOR: Edward G. Donley **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 3300 N. Hamilton 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 ½-story frame single family dwelling whose front yard will be 6.58' instead of 19.82', and whose south side yard will be 2.0, and whose north side yard will be 2.83' instead of 6.4' each.

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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Peter Byrne **CAL NO.:** 40-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., Peter Byrne **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1611 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story with basement 3-dwelling unit masonry condominium building whose front yard will be 8' instead of 12', and whose east side yard will be 1.7' instead of 2.4'.

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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Stacey D. Davis **CAL NO.:** 41-01-Z
PEARANCE FOR: John J. Pikarski, Jr., Stacey D. Davis **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 3452 N. Leavitt 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 3rd floor dormer addition and 1st & 2nd floor rear addition to an existing 2 1/2-story with basement frame 2 dwelling unit building whose north side yard will be .63', and whose south side yard will be 2.93' instead of 7.72' each and which additions will result in a 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

IE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on April 16, 1999, the Zoning Board of Appeals granted a variation to permit the erection of 3rd floor dormers and open deck additions and the enclosing of the 2nd floor porch of an existing 3-story 2-dwelling unit building whose south side yard will be 2.93' and a north side yard of 0.63' instead of 7.72' each, which additions will result in a 13.35% (422 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, at the subject site; that the testimony presented in Cal. No. 102-99-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: Coleman McDonagh **CAL NO.:** 42-01-Z
PEARANCE FOR: John J. Pikarski, Jr., Coleman McDonagh **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 2217 W. Farragut Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the resubdivision of an improved 50' zoning lot into two 25' zoning lots, one vacant and one improved, the improved lot is to contain the existing single family dwelling and 2- car garage, whose west side yard will be .6' instead of 5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | | | X |
| LEROY K. MARTIN, JR. | | | X |
| GIGI McCABE-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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Coleman McDonagh **CAL NO.:** 43-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., Coleman McDonagh **MAP NO.:** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 2219 W. Farragut 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 frame single family dwelling whose side yards will be 3' instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 16, 2001, the Zoning Board of Appeals granted a variation, in Cal. No. 42-01-Z, to permit the resubdivision of an improved 50' zoning lot into two 25' zoning lots, one vacant and one improved, the improved lot to contain the existing single family dwelling and 2-car garage, whose west side yard will be .6' instead of 5', on premises at 2217 W. Farragut Avenue; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Thrush-Shakespeare Court, Inc. **CAL NO.:** 44-01-Z
APPEARANCE FOR: Bernard I. Citron **MAP NO.:** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 1027-35 E. 46th 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 3-story 36 dwelling unit building with no front yard instead of 15', no west side yard instead of 10.09' 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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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: James Lucas **CAL NO.:** 45-01-Z

APPEARANCE FOR: John J. Pikarski, Jr., James Lucas **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001

PREMISES AFFECTED: 1753 N. Woods 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 with basement masonry single family dwelling with attached 2-car garage whose front yard will be 10' instead of 19.86', and whose north and south side yards will be 1.3' each instead of 5', and whose rear yard will be 24' 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:

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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: James Lucas **CAL NO.:** 46-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., James Lucas **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1755 N. Woods 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 with basement masonry single family dwelling with an attach 2-car garage whose front yard will be 10' instead of 19.86', whose north and south side yards will be 1.3' each instead of 5' each, and whose rear yard will be 24' 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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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: James Lucas **CAL NO.:** 47-01-Z
APPEARANCE FOR: John J. Pikarski, Jr., James Lucas **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1757 N. Woods 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 masonry single family dwelling with attached garage whose front yard will be 10' instead of 19.86', and whose east and west side yards will be 1.3' each instead of 5' each, and whose rear yard will be 24' 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

*Amended
BAZ 15

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

APPLICANT: Kevin Barry & Steve Herman **CAL NO.:** 48-01-Z

APPEARANCE FOR: Thomas S. Moore, Kevin Barry, Steve Herman **MAP NO.:** 7-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001

PREMISES AFFECTED: 1148 W. Diversey Avenue*

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 4-story brick and masonry store and 3 dwelling unit building on a lot which will provide 994 sq. ft. (99.42% of the required) minimum lot area per unit instead of 1,000 sq. ft. per unit.

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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

*Amended at the public hearing.
BAZ 15

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

APPLICANT: 18-22 E. Division, LLC

CAL NO.: 49-01-S

PEARANCE FOR: Scott R. Borstein

MAP NO.: 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 16, 2001

PREMISES AFFECTED: 18-22 E. 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 residential use below the 2nd floor in an existing 3-story brick apartment building which is being converted from 17 dwelling units to a 4 dwelling unit condominium building with a garage on the lower level, in a B4-5 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 16, 2001.

THE VOTE

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

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

APPLICANT: Beth E. Koch* **CAL NO.:** 50-01-Z
APPEARANCE FOR: Beth E. Koch **MAP NO.:** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1714 N. Sedgewick Street/1715 N. Fern Court

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story 450 sq. ft. detached frame 2-car garage for a single family residence existing on a through lot whose front yard on N. Fern Court will be 2' instead of 15' and whose north side yard will be 2' instead of 2.5'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

*Amended at the public hearing.
 BAZ 15

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

APPLICANT: Richard Blender and Maria Segal **CAL NO.:** 51-01-Z
APPEARANCE FOR: Richard Blender, Maria Segal **MAP NO.:** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 2215 W. School Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd floor frame addition to an existing 2-story masonry single family dwelling on the rear of a lot to be additionally improved with a proposed 20' high frame 2-car garage on the front of the lot, all of which will have a front yard of 6.83' instead of 20' and whose east side yard will be 3' with no west side yard instead of 6.5' each and with no rear yard 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Coco's Kiddie Castle **CAL NO.:** 52-01-Z
PEARANCE FOR: Colette Chambers **MAP NO.:** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 3515 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-1 Restricted Service District, the establishment of a day care center in an existing 2-story brick building with no provision for 1 required off-street parking space.

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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Max LeSueur **CAL NO.:** 53-01-Z
APPEARANCE FOR: John J.Pikarski, Jr., Max LeSueur **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 4646 N. Beacon Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence under Special District #23 "Sub A", the erection of a 3-story brick and masonry 12 dwelling unit building whose height will be 40' instead of 38' permitted and with no provision for 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION PARTIALLY GRANTED,
 VARIATION PARTIALLY DENIED.

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | X | |
| DEMETRI KONSTANTELOS | | | X |
| LEROY K. MARTIN, JR. | | | X |
| GIGI McCABE-MIELE | X | X | |
| BRIAN L. CROWE | 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R4 General Residence/SD #23 Sub A District; that the subject site is a 75' x 186.42' lot improved with a new foundation; that the applicant proposes to erect a 3-story with English basement brick and masonry 12 condominium dwelling unit building at the subject site whose height will be 40' instead of 38'; that three dwelling units will be located on each floor, including the English basement located 5 feet below grade level; that the English basement level and 1st floor units will have a ceiling height of 9 feet, the 2nd floor units will have ceiling height of 10 feet and the 3rd floor units will have a ceiling height of 9 feet; that under Section 7.5 (10) (a) of the zoning ordinance, the height of all new residential construction in an R4 General Residence District shall be limited to 38 feet; that the Board finds that no evidence was presented that would indicate the property in question cannot yield a reasonable return without the requested height variation nor that a unique circumstance exists as required under Section 11.7-3 of the zoning ordinance; that the Board finds that as the proposed 3-story 12 dwelling unit building will be developed as condominium dwelling units, such units create a minimum of in and out movement and thereby negates the need for the 10' x 25' loading berth required under the zoning ordinance; that the waiver of the required loading berth 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 a variation be and it hereby is granted to permit the waiver of one required 10' x 25' loading berth in the construction of a 3-story with English basement brick and masonry 12 dwelling unit building, on premises at 4646 N. Beacon Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED; that the request for an increase in the height of the aforesaid building from the required 38 feet to 40 feet be and it hereby is denied.

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

APPLICANT: All Chicago, L.L.C. **CAL NO.:** 54-01-S
PEARANCE FOR: John J. George **MAP NO.:** 20-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 7900-56 S. Racine Avenue; 1201-25 W. 79th Street;
 7901-09 S. Elizabeth Avenue; 1200-10 W. 80th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through lane in conjunction with the operation of a proposed 2-story 16,828 sq. ft. Walgreens retail pharmacy, in a B5-1 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

That the proposed drive-through facility is constructed consistent with the layout, design, fencing and landscaping represented on the site plan, landscape plan and elevation drawings prepared by De Stefano & Partners, dated February 16, 2001.

B

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

APPLICANT: James and Cecilia Parker **CAL NO.:** 55-01-S
PEARANCE FOR: James J. Banks, James and Cecilia Parker **MAP NO.:** 9-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 3725 N. Elston Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in an existing 2-story brick with basement 2 dwelling unit building in its proposed conversion to 3 dwelling units, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Richard J. Anselmo & Gladys Anselmo **CAL NO.:** 56-01-S

APPEARANCE FOR: Mark J. Kupiec, Richard J. and Gladys Anselmo **MAP NO.:** 3-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001

PREMISES AFFECTED: 851 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 expansion of residential use below the 2nd floor in order to erect a 3-story rear addition and a 4th floor addition to an existing 3-story 3 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH I. 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

APPLICANT: Richard J. Anselmo & Gladys Anselmo **CAL NO.:** 57-01-Z
APPEARANCE FOR: Mark J. Kupiec, Richard J. and Gladys Anselmo **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 851 N. Damen Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4th floor addition and a 3-story addition to the rear of an existing 3-story with basement brick 3 dwelling unit building with no north and south side yards instead of 2.4' 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 16, 2001, the Zoning Board of Appeals approved, in Cal. No. 56-01-S, the applicant's special use application for the expansion of residential use below the 2nd floor in order to erect a 3-story rear addition and a 4th floor addition to an existing 3-story 3 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; 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: New Horizon Temple of Chicago, Inc. **CAL NO.:** 58-01-S
APPEARANCE FOR: Bernard I. Citron, Rev. David Sagil **MAP NO.:** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 2555 N. Central 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 202 seat church in an existing 2-story with basement brick building with on site-parking, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| JOSEPH J. SPINGOLA | X | | |
| DEMETRI KONSTANTELOS | | | X |
| LEROY K. MARTIN, JR. | X | | 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

That the parking areas located east of and at the rear of the proposed church building shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking areas at any time;

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

(Additional conditions follow on page 22a.)

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

MINUTES OF MEETING

February 16, 2001

Cal. No. 58-01-S

That fencing and landscaping shall be installed consisted with the landscape/site plan prepared by B.E.Nelson Associates Architects, dated February 14, 2001;

That striping shall be provided; that lighting shall be provided which is directed away from adjacent residential properties located to the east and south of the parking areas;

That ingress to and egress from the parking areas shall be from W. Wrightwood Avenue; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway located on W. Wrightwood Avenue 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: The Inner Voice, Inc. **CAL NO.:** 59-01-S
APPEARANCE FOR: Rich Klawiter, Abdullah Hassan **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 3816-24 W. Arthington Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private passenger automobiles to fulfill the off-street parking requirement for a proposed 4-story 26 dwelling unit building on premises at 810-24 S. Independence Boulevard, in an R5 General Residence District.

ACTION OF BOARD--

APPLICAITON APPROVED.

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

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

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

(Additional conditions follow on page 23a.)

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

MINUTES OF MEETING

February 16, 2001

Cal. No. 59-01-S

That fencing and landscaping shall be installed in accordance with all applicable provisions of the Chicago Landscape Ordinance;

That lighting shall be provided which is directed away from adjacent residential property; that striping and wheel stops shall be provided;

That ingress and egress shall be from the public alley abutting the site to the east 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 and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: The Inner Voice, Inc. **CAL NO.:** 60-01-Z
APPEARANCE FOR: Rich Klawiter, Abdullah Hassan **MAP NO.:** 2-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 810-824 S. Independence Boulevard
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story masonry 26 dwelling unit building with provision for 21 instead of 26 required off-street parking spaces.

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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 16, 2001, the Zoning Board of Appeals, approved, in Cal. No. 59-01-S, the application's special use application for the establishment of an off-site parking lot for 12 private passenger automobiles, at the subject site, to fulfill the off-street parking requirement for a proposed 4-story 26 dwelling unit building to be located at 810-24 S. Independence Boulevard; 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: American Chartered Bank **CAL NO.:** 61-01-S
APPEARANCE FOR: Elvin Charity **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1020 W. Randolph 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 5 lane drive-through facility in conjunction with a proposed 1,105 sq. ft. bank building, in a C3-3 Commercial Manufacturing 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

That the proposed drive-through bank facility is constructed consistent with the layout design, fencing and landscaping represented on the site plan, landscape plan and elevation drawings prepared by John T. Staub & Associates, dated February 13, 2001.

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

APPLICANT: Mutual Bank **CAL NO.:** 62-01-S
APPEARANCE FOR: William Dallas **MAP NO.:** 15-H
APPEARANCES AGAINST: Spiros Economou **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 6335 N. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 4-lane drive-through facility in conjunction with a proposed 2-story brick and stone 10,160 sq. ft. bank 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 | | 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B5-2 General Service District; that the subject site is a 107.97' x 196' unimproved lot; that the applicant proposes to establish a 4 land drive-through facility in conjunction with a proposed 2-story brick and store 10,160 sq. ft. bank building at the subject site; that the proposed 4-lane drive-through facility is necessary for the public convenience at this location to provide a necessary banking service to the elderly, sick or disabled and parents with young children that is prevalent in today's banking industry; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will be compatible with existing business 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 proposed 4 land drive-through facility and bank shall be constructed consistent with the layout design, fencing, and landscaping represented on the site plan, landscape plan and elevation drawings prepared by VRA Architects, dated February 12, 2001.

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

APPLICANT: Spacenet Inc. **CAL NO.:** 63-01-S
APPEARANCE FOR: Sara McNear **MAP NO.:** 8-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 3111 S. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing earth station antenna facility with the erection of three 30' antennas and pads, in an M3-4 Heavy Manufacturing 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on April 126, 1999, the Zoning Board of Appeals approved the applicant's special use application for the establishment of a earth station antenna 9.3 meters in diameter at the subject site; that the testimony presented in Cal No. 84-99-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That all new antennas shall be setback at least 30 feet from the top of the riverbank and that landscaping shall be installed consistent with the landscape plan prepared by Kaltsouni Mehdi, Inc., dated February 9, 2001.

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

APPLICANT: Stephen J. Livaditis **CAL NO.:** 64-01-S
APPEARANCE FOR: Dean Maragos, Stephen J. Livaditis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1437 N. Wicker Park 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 3-story with basement brick and masonry 3 dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

That the proposed 3-story 3 dwelling unit building shall be constructed consistent with the elevation drawings prepared by LeVaughn & Associates, dated November 28, 2000 and February 16, 2001.

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

APPLICANT: Stephen J. Livaditis **CAL NO.:** 65-01-Z
APPEARANCE FOR: Dean Maragos, Stephen J. Livaditis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 1437 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story with basement brick and masonry 3 dwelling unit building whose front yard will be 14' instead of 15', whose north side yard will be .25' with a south side yard of 1.5' instead of 2.5' 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 16, 2001, the Zoning Board of Appeals approved, in Cal. No. 64-01-S, the applicant's special use application for the establishment of residential use below the 2nd floor in a proposed 3-story with basement brick and masonry 3 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; 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: Stephen J. Livaditis **CAL NO.:** 66-01-S
APPEARANCE FOR: Dean Maragos, Stephen J. Livaditis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1441 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 8 dwelling unit brick and masonry building, in a B4-2 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

That the proposed 3-story 3 dwelling unit building shall be constructed consistent with the elevation drawings prepared by LeVaughn & Associates, dated November 28, 2000 and February 16, 2001.

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

APPLICANT: Stephen J. Livaditis **CAL NO.:** 67-01-Z
APPEARANCE FOR: Dean Maragos, Stephen J. Livaditis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 1441 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 8 dwelling unit brick and masonry building on a lot which will provide 937.5 sq. ft. (93.75% of the required 1,000 sq. ft.) per unit and whose south side yard will be 4.5' with a north side yard of 1.5' instead of 5.0' each and with no provision for one 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 16, 2001, the Zoning Board of Appeals, approved, in Cal. No. 66-01-S, the applicant's special use application for the establishment of residential use below the 2nd floor in a proposed 4-story brick and masonry 8 dwelling unit building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Stephen J. Livaditis **CAL NO.:** 68-01-S
APPEARANCE FOR: Dean Maragos, Stephen J. Levaditis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1449 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 4-story 8 dwelling unit brick and masonry building, in a B4-2 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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

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

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

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

That the proposed 4-story 8 dwelling unit building shall be constructed consistent with the elevation drawings prepared by LeVaughn & Associates, dated November 28, 2001 and February 16, 2001.

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

APPLICANT: Stephen J. Livaditis **CAL NO.:** 69-01-Z
APPEARANCE FOR: Dean Maragos, Stephen J. Livaditis **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 1449 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 8 dwelling unit brick and masonry building on a lot which will provide 937.5 sq. ft. (93.75% of the required 1,000 sq. ft.) per unit and whose front yard will be 9' instead of 15', whose south side yard will be 4.5' instead of 5', and with no provision for one 10' x 25' loading berth.

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 Friday, February 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, January 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on February 15, 2001, the Zoning Board of Appeals, in Cal. No. 68-01-S, approved the applicant's special use application for the establishment of residential use below the 2nd floor in a proposed 4-story 8 story brick and masonry building; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; 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: Thomas W. Thompson

CAL NO.: 70-01-S

APPEARANCE FOR: Arnold D. Goldstein

MAP NO.: 4-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2001

PREMISES AFFECTED: 1601 S. Canal 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 26 private passenger automobiles to satisfy the off-street parking requirement for a proposed self-storage facility on premises at 1600 S. Steward Avenue, in an M3-4 Heavy Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 20, 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: Dernandiez Lindsey, Sr.

CAL NO.: 71-01-S

APPEARANCE FOR: Dernandiez Lindsey, Sr.

MAP NO.: 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2001

PREMISES AFFECTED: 11237 S. Michigan 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 tattoo parlor and body piercing facility in an existing 1-story brick store building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 20, 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: Mahmood U-Mughal **CAL NO.:** 72-01-A
APPEARANCE FOR: Mahmood U-Mughal **MAP NO.:** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 4501 N. Kedzie Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Mahmood U. Mughal, for Mike Karkljus, owner, on November 20, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a direct sales office for imports on the 2nd floor of an existing 3-story brick store and apartment building, in a C2-2 General Commercial District, on premises)4501 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 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 9.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C2-2 General Commercial District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the applicant takes telephone orders for leather jackets where he lives on the 2nd floor of the subject site, picks up the merchandise from the storage location at 4380 N. Elston Avenue and delivers to customers; that licensing requirements have caused the case to be filed; that a telephone/mail order business is a permitted use in a C2-2 General Commercial District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a direct telephone sales office of imports on the 2nd floor of an existing 3-story brick store and apartment building, on premises at 4501 N. Kedzie Avenue, upon condition)at 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: Alicia Rosas **CAL NO.:** 73-01-A
APPEARANCE FOR: Alicia Rosas, Enrique Rosas **MAP NO.:** 16-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2001
PREMISES AFFECTED: 6810 S. Kildare Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Alicia Rosas, for Alfonso Rosas and Alicia Rosas, owner, on November 1, 2000, filed an appeal from the Office of the Zoning Administrator in refusing to certify 2 dwelling units in an existing 1 ½ story with basement frame building, in an R2 Single-Family Residence District, on premises at 6810 S. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is improved with a 1½ story frame residential building with basement and attic dormers; that testimony presented indicates that the appellant purchased the subject building in 1990 as a "multi-family" home and pays real estate taxes on 2 dwelling units; that evidence presented indicates that although the subject building was legally permitted as a single-family dwelling; building plans submitted indicate that it was constructed prior to 1957 as a multi-family home and that the second dwelling unit appears to be a related living or "in-law" apartment; that the appellant has a right to continue the occupancy of the subject building as two dwelling units provided the building is brought into compliance with applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify two dwelling units in an existing 1½ story with basement frame building, on premises at 6810 S. Kildare Avenue, upon condition that the building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Crumpler **CAL NO.:** 74-01-A
APPEARANCE FOR: Michael Crumpler **MAP NO.:** 26-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2001
PREMISES AFFECTED: 10758 S. Edbrooke Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Michael Crumpler, for Brenda Day and Michael Crumpler, owner, on December 13, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in lieu of a store and 1 dwelling unit in a 2-story frame building, in an R3 General Residence District, on premises at 10758 S. Edbrooke Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 2000, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick building containing a non-conforming store premises on the 1st floor and a dwelling unit above; that the appellant seeks to convert the non-conforming store premises to a conforming dwelling unit for a total of 2 dwelling units; that the change of use from a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 2 dwelling units in lieu of a store and 1 dwelling unit in a 2-story frame building, with no off-site parking required, on premises at 10758 S. Edbrooke Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all 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: Tamid Management

CAL NO.: 75-01-A

APPEARANCE FOR: Robert Reisman

MAP NO.: 17-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2001

PREMISES AFFECTED: 6501-03 N. Fairfield Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 20, 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: Jesus Vela

CAL NO.: 76-01-A

APPEARANCE FOR:

MAP NO.: 10-1

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 2001

PREMISES AFFECTED: 2559 W. Pershing Road

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Jesus Vela, owner, on November 17, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail food store operation in an existing 2-story frame building,)an R3 General Residence District, on premises at 2559 W. Pershing Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 2000, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick frame building; that the appellant seeks to establish a retail food store at the subject site; that no evidence was presented to indicate that the subject premises has been previously occupied for business use; that under Section 7.3-3 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: James L. Martinez

CAL NO.: 77-01-A

APPEARANCE FOR: None

MAP NO.: 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED: 221 E. Kensington Avenue

February 16, 2001

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

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

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

APPLICANT: G.O. Parking, Inc. CAL NO.: 419-00-S
APPEARANCE FOR: Steve Costello MAP NO.: 3-E
APPEARANCES AGAINST: Robert W. Fioretti et al. MINUTES OF MEETING:
PREMISES AFFECTED: 850 N. Dewitt Place January 19, 2001

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of public parking garage in conjunction with an existing accessory parking facility 45% of which is proposed to be made available to the public all of which is located in a 3 level garage attached to a 22-story 215 dwelling unit building, in an R8 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 18, 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: Memories Tavern, Inc. **CAL NO.:** 444-00-A
APPEARANCE FOR: Nikkie Lewis **MAP NO.:** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 19, 2001
PREMISES AFFECTED: 3201 S. Racine Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Memories Tavern, Inc. for S. Kallis, owner, on October 25, 2000, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a food license in conjunction with the operation of a non-conforming tavern in an existing 3-story brick store and apartment building, in an R3 General Residence District, on premises at 3201 S. Racine Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, February 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on February 19, 1988, the Zoning Board of Appeals approved, under certain conditions, the change of licensee and continued operation of an existing legal non-conforming tavern in a two-story brick building at the subject site, which application was subsequently amended to substitute the appellant in the instant case, Nikkie Lewis, as the applicant and lessee, in Cal. No. 28-88-S; that the appellant seeks a food license in order to serve a limited menu of hot and cold foods in the existing tavern; that under Section 6.4-6 of the zoning ordinance, "the non-conforming use of part of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may no be expanded or extended throughout the building or structure in which said use is presently located"; that the requested approval of a food license constitutes an expansion of an existing legal non-conforming use and that the Board, under Section 6.4-6 of the zoning ordinance, has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Paul Robertson

CAL. NO. 78-01-Z

APPEARANCES FOR: Paul Robertson

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 16, 2001

PREMISES AFFECTED-- 1315 W. Erie 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 addition to the front of a new 2-story brick and frame 2 dwelling unit building in order to replace an original non-conforming 2-story 2 dwelling unit building which collapsed during rehabilitation, and all of which will have rear yard of 27.67' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 200; and

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

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

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

MINUTES OF MEETING

February 16, 2001

Cal Nos. 355-98-S and 356-98-S

Arne Pullen, Pastor, for Penson Temple Church of God in Christ, applicant, presented a written request for a second extension of time in which to obtain necessary permits for the establishment of a 350 seat church in a proposed 1-story brick building, on premises at 8686 S. Summit Street; and for the establishment of an off-site accessory parking lot for 30 private passenger automobiles, on premises at 8614 S. Summit Street, to fulfill the parking requirement for the aforesaid church, approved by the Board on September 18, 1998, in Cal. Nos. 355-98-S and 356-98-S, respectively, and for which an extension of time was granted February 18, 2000 to September 18, 2000.

Pastor Pullen stated that between the date of the previously granted extension of time to the present, the church has been working on the financing which took longer than anticipated. The church has now obtained the financing and are prepared to go forward with the project.

Chairman Spingola moved that the request for a second extension of time be denied stating that the applicant has already received the maximum time allowed under the zoning ordinance for obtaining a building permit or commencing the approved use(s) and that new special use applications must be filed by the applicant for the approval of the establishment of the church and off-site accessory parking lot. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 16, 2001

Cal. No. 139-99-Z

Angelo Laskaris, of Styles Properties, L.L.C. contract purchaser, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 3rd floor addition to an existing 2½ story frame 3 dwelling unit building, whose front yard will be 11.44' instead of 15.52' and with no north side yard instead of 7' and which addition will result in a 6.67% (517 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3117 N. Paulina Street, which variation was granted by the Zoning Board of Appeals to Juan Peralta, on July 16, 1999, in Cal. No. 13933-Z.

Mr. Laskaris stated that the former applicant, Juan Peralta, suffered a serious illness before he could finalize the building permit for the aforesaid project with the result that the validity period of the variation granted to him on July 16, 1999 expired. Mr. Laskaris further stated that Styles Properties, L.L.C., the contract purchaser of the site, would like to close the purchase of the property and complete the permit process so that it can construct the contemplated addition to the property.

Chairman Spingola moved that the request be granted and time for obtaining the necessary building permit be extended to July 16, 2001. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 16, 2001

Cal. No. 12-00-S

Katriina S. McGuire, for Dharmesh Purohit, applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the expansion of an existing Dunkin' Donuts drive-through facility by the erection of three 1-story additions to the existing 1-story building with 9 off-street parking spaces, on premises at 7171 W. Irving Park Road, approved by the Zoning Board of Appeals on January 21, 2000, in Cal. No. 12-00-S.

Ms. McGuire stated that the applicant has been diligently pursuing obtaining the necessary building permits in order to make the necessary improvements, but, to date, such building permits have not been issued.

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

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

MINUTES OF MEETING

February 16, 2001

Cal. No. 38-00-S

Deacon Nelson Haney, for First St. Peter M.B. Church of Chicago, applicant, presented a written request for an extension of time in which to obtain the necessary permit for the establishment of a 125-seat church in an existing 1-story brick church building with 26 proposed parking spaces on-site, on premises at 5524 S. Ashland Avenue, approved by the Zoning Board of Appeals on February 18, 2000, in Cal. No. 38-00-S.

Deacon Haney stated that due to financial difficulties, the church is requesting an extension of time on the special use resolution granted by the Board on February 18, 2000.

Chairman Spingola moved that the request be granted and the time in which to establish the aforesaid 125 seat church at 5524 S. Ashland Avenue be extended to February 18, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 16, 2001

Cal. No. 40-00-S

Daniel Reis, for Igreja Evangelica Assembleia des Deus, applicant, presented a written request for an extension of time in which to complete the conditions and standards set forth by the Zoning Board of Appeals in its resolution granted February 18, 2000, in Cal. No. 40-00-S, for the establishment of a 50 seat church in an existing 1-story brick building with 10 proposed parking spaces on-site, on premises at 2625 N. Laramie Avenue.

Mr. Reis stated that the majority of the improvements for the on-site parking area have been completed but that due to the recent inclement weather the church has not been able to complete the striping of the parking area or set in the landscaping as required under the Board's resolution.

Chairman Spingola moved that the request be granted and the time for completing the on-site parking area improvements be extended to February 18, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 16, 2001

Cal. Nos. 66-00-Z and 67-00-S

James J. Banks, for Barry Realty, Inc., applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of 30 dwelling units by the conversion of an existing 4-story brick building which will have no residential rear yard instead of 30' and no provision for 1 required 10' x 25' loading berth, on premises at 420 W. Ontario Street, approved by the Zoning Board of Appeals on March 17, 2000, in Cal. No. 66-00-Z; and for the establishment of 30 off-site parking spaces in the garage of an existing 6-story brick building, on premises at 435 W. Erie Street, to serve the aforesaid 30 dwelling unit conversion of the existing 4-story brick building with a restaurant on the ground floor located at 420 W. Ontario Street, approved by the Zoning Board of Appeals, with certain conditions, on March 17, 2000, in Cal. No. 67-00-S.

Mr. Banks stated that the applicant/owner, Barry Realty, Inc., is currently finalizing their plans for construction and securing financing for the project.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits for the aforesaid residential development be extended to March 17, 2002. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 16, 2001

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

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

Secretary